

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>CITRUS COUNTY NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the under- signed intend(s) to register with the Florida Department of State, Division of Corpora- tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: LEGACY TITLE OF CITRUS Owner: Express TSC, LLC 2704 W. Woodview Lane Lecanto, FL 34461 <div>6/27/25LG 1T</div><div>-----</div><div>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, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, 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. Foy A/K/A Everette Austin Foy Last Known Address: 30 S Desoto Street, Beverly Hills, FL 34465 Current Residence: UNKNOWN TO: Everett Allen Foy Last Known Address: 1259 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 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 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, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700. WITNESS my hand and the seal of this Court this 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 11080-1015792</div></div>	<div>CITRUS COUNTY IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000272 A NATIONSTAR MORTGAGE, LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN ARNOLD A/K/A JOHN BRYAN ARNOLD, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Bradley Taylor Arnold Last Known Address: 5701 SE 4th Pl, Ocala, FL 34480 Current Residence: UNKNOWN TO: Bradley Taylor Arnold Last Known Address: 6901 Railroad St Live Oak, FL 32060 Current Residence: UNKNOWN TO: Bradley Taylor Arnold Last Known Address: 108 Rodea Dr Columbia, TN 38401 Current Residence: UNKNOWN TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of John Arnold A/K/A John Bryan Arnold Last Known Address: 7151 NW 118th Lane, Chiefland, FL 32626 Current Residence: UNKNOWN TO: Unknown Spouse of John Arnold A/K/A John Bryan Arnold Last Known Address: 7151 NW 118th Lane, Chiefland, FL 32626 Current Residence: UNKNOWN TO: Unknown Spouse of John Arnold A/K/A John Bryan Arnold Last Known Address: 1565 W Lockport Ln, Dunnellon, FL 34434 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Parcel 1 (Fee Simple Estate): Begin at the Southeast corner of Lot 864, Town of Dunnellon, according to the Plat thereof recorded in Plat Book 1, Page 23, Public Records of Citrus County, Florida; thence run West 50 feet; thence North 100 feet; thence East 50 feet; thence South 100 feet to the Point of Beginning. Parcel 2 (Non-Exclusive Easement Estate): TOGETHER WITH a Non-Exclusive Easement for ingress and egress for the benefit of Parcel 1, over the following described real property: The East 50 feet of Block 9, LOVEACE LODGES, according to the Plat thereof, as recorded in Plat Book 2, Page 14, Public Records of Citrus County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700. WITNESS my hand and the seal of this Court this 13 day of June, 2025. TRACI PERRY As Clerk of Court By: TRACI PERRY As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1015689</div> <div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 001018 A IN RE: ESTATE OF KENNETH FAY EPLIN SR. a/k/a KENNETH F. EPLIN, Deceased. NOTICE TO CREDITORS The administration of the Estate of Ken- neth 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'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 specified under s. 732.2211, 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 PUBLI- CATION 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.</div>	<div>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. 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 <div>6/20-6/27/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA FILE NO. 2024-CP-518 IN RE: THE ESTATE OF MICHAEL DISPONZIO, Deceased. NOTICE TO CREDITORS The administration of the Estate of 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 represen- tative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unma- tured, 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 unma- tured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AF- TER THE DATE OF THE FIRST PUBLI- CATION 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 <div>6/20-6/27/25LG 2T</div><div>-----</div><div>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. 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 BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: /s/ SHARON KRAHE 5739 Lake Pleasant Road Erie, Pennsylvania 16509 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Email Address: twalsers@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 <div>6/20-6/27/25LG 2T</div><div>-----</div><div>HERNANDO COUNTY</div></div></div></div>	<div>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 <div>6/27-7/4/25 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25000679CPAXMX IN RE: 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 Representa- tive 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 sur- viving spouse is property to which the Florida Uniform Disposition of Commu- nity Property Rights at Death Act as de- scribed 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 Sta- tutes. 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: 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 <div>6/27-7/4/25LG 2T</div><div>-----</div><div>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 Deceased. NOTICE TO CREDITORS The administration of the estate of Rich- ard 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 represen- 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 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. 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 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:</div></div></div>	<div>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 <div>6/27-7/4/25LG 2T</div><div>-----</div><div>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 de- mand against the decedents' estate, even if that claim is unmaturred, 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 RE- CEIVE 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, in- cluding unmaturred, contingent, or unliqui- dated 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 pro- bate is pending is: Circuit Court for Hern- ando 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 sur- viving 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, applies, or may ap- ply, 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 is June 27, 2025. The second week of publication is July 4, 2025. 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 <div>6/27-7/4/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24000735CAAXMX FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. RENE RODRIGUEZ, SR., ANDREA RODRIGUEZ, RENE RODRIGUEZ, JR., ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 10th day of June, 2025, and entered in Case No. 24000735CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RENE RODRIGUEZ, JR., ANDREA RODRIGUEZ and RENE RODRIGUEZ, SR. are Defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash located outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the 9th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: A parcel of land lying in Section 15, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows: Commencing at the SW corner of "Parcel I", as described in O.R. Book 479, Page 1761, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker unnumbered; go thence S 89° 58' 33" E along the South boundary line of said "Parcel I", as described in O.R. Book 479, Page 1761, a distance of 161.97 feet to the SE corner of said "Parcel I"; thence run N 00° 33' 15" E along the East boundary line of parcels 1 through 3, as described in O.R. Book 496, Page 14, as recorded in the Public Records of Hernando County, Florida, a distance of 179.99 feet to the NE corner of said parcels and a 4" x 4" concrete marker unnumbered; thence run N 00° 24' 03" E along the East boundary line of "Parcel IV", as recorded in O.R. Book 1847, Page 294, of the Public Records of Hernando County, Florida, a distance of 313.88 feet to the NE corner of said "Parcel IV" and a 4" x 4" concrete marker unnumbered; thence run S 89° 32' 45" W along the North boundary line of said "Parcel IV", a distance of 121.88 feet to the SW corner of a parcel, as described in O.R. Book 575, Page 567, as recorded in the Public Records of Hernando County, Florida and a 4" x 4" concrete marker unnumbered; thence run N 01° 15' 32" E, a distance of 188.43 feet to the SW corner of R/W Acquisition Parcel, as described in O.R. Book 710, Page 1446, as recorded in</div><div>(Continued on next page)</div></div></div>

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<div>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 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' 22" W, a distance of 115.06 feet (formerly S 04° 35' 39" W, 115.42 feet along the East boundary line of that parcel, as described in O.R. Book 892, Page 1406, as recorded in the Public Records of Hernando County, Florida, said point being monumented with a capped 1/2" iron rod stamped "LB 2786"; continue thence along the said East boundary line S 00° 31' 01" E, a distance of 84.90 feet (formerly S 03° 35' 55" E, 85.09 feet) to the SE corner of said parcel and a capped 1/2" iron rod stamped "LB 3028"; thence run along the South boundary line of said parcel as described in O.R. Book 892, Page 1406, S 89° 25' 42" W, a distance of 133.50 feet to the SW corner of said parcel and a 1/2" iron rod unnumbered; thence run N 01° 14' 22" E along the West boundary line of said parcel as described in O.R. Book 892, Page 1406, a distance of 84.51 feet to a point; continue thence along the said West boundary line, N 24° 32' 55" E, a distance of 126.84 feet to the NW corner of said parcel, as described in O.R. Book 892, Page 1406, and a 5/8" iron rod unnumbered; thence run N 89° 24' 06" E, a distance of 83.47 feet to the Point of Beginning. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402. Dated this 12th day of June, 2025. Doug Chorvat, Jr. Clerk of The Circuit Court By: /s/ Elizabeth Markididis Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1015588</div> <div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000567</div> <div>IN RE: ESTATE OF TAMARA F. DIANA A/K/A TAMARA DIANA, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of Tamara F. Diana a/k/a Tamara Diana, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 20, 2025. Personal Representative: /s/ Leigh Clifton 8078 Little Tee Lane Brooksville, Florida 34613 Attorney for Personal Representative: /s/ Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com 6/20-6/27/25LG 2T</div>	<div>HERNANDO COUNTY IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 24000943CPAXMX</div> <div>IN RE: ESTATE OF MIGUEL A. VILLARINY, SR. Deceased.</div> <div>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 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</div> <div>HERNANDO COUNTY 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</div> <div>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.</div> <div>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 under-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-JEA) Affidavit, Florida Supreme Court Approved Family Law Form 12.902(d), is filed with this Petition and attached hereto as Exhibit "B". 5. An order granting the Petitioners Temporary Custody of this child was en-</div>	<div>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 aka 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; f) in the past ten (10) years she has failed to make any reasonable effort to resume her visitation with the child by taking the necessary actions to participate in counseling to persuade the child's mental health counselor to recommend a resumption of her time sharing as ordered by the Court in the 2015 Order; g) she has made little or no effort to appropriately communicate with the child in keeping with the 2015 Order in effect at least since the child was eight (8) years of age; h) 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 i) clearly and convincingly the mother's actions do not evince a settled purpose to assume any, much less all, parental duties, and, thus, meet the statutory definition of abandonment. 8. The consent of the birth father, Joseph C. Peters, should be waived and his parental rights should be terminated pursuant to §63.064(l), Florida Statutes, because he has abandoned the child pursuant to §§63.089(3)(e) and 63.089(4), Florida Statutes, to wit: a) his actions demonstrate a willful disregard for the safety or welfare of the child; b) he has been employed all or most of the past six (6) years yet has provided no financial support to the child; c) he has paid for no medical treatment or dental care for the child; d) the total lack of support provided or medical expenses or dental expenses is totally inappropriate taking into consideration the needs of the child and relative means and resources of the father; e) he has made little or no effort to communicate with the child since the child was ten (10) years of age and has lived with her maternal grandparents; f) accordingly, he has made little or no effort to support or communicate with the child, which constitutes only marginal efforts at best, evincing an intent to reject all parental responsibilities; g) clearly and convincingly the father's actions do not evince a settled purpose to assume any, much less all, parental duties and, thus, meet the statutory definition of abandonment. ADOPTION PLEADINGS 9. Mr. Cline's date of birth is, March 8.</div> <div>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 are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. CASES TO BE HEARD AT THE 1:00 P.M. HEARING CASE NO: COD-25-0001457 NAME OF VIOLATOR: SAN MARCOS GTM LLC 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 OF E 1/2 OF LOT 4 FOLIO: 95534.0000 CASE NO: COD-25-0001605 NAME OF VIOLATOR: ADRIENNE BULLOCK LOCATION OF VIOLATION: 924 E SENECA AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 25 AND 26 BLOCK 4 FOLIO: 143794.0000 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK 6/27-7/18/25LG 4T</div>	<div>HILLSBOROUGH COUNTY 1951 , and he is Seventy-three (73) years old. Mrs. Cline's date of birth is November 8, 1955, and she is Sixty-nine (69) years old. They reside at 4320 Strauss Road, Plant City, Florida 33565-3728. The Clines have been Florida residents most of their adult lives. 10. Petitioners were married on October 19, 1984, in Tampa, Florida. This is the first marriage for Mrs. Cline and the second for Mr. Cline. The Cline's are the adoptive parents of Esther's mother, who they adopted from foster care when she was fifteen (15) months of age. 11. The minor child owns no real property and no personal property of note. 12. Pursuant to §63.092(3), Florida Statutes, a home study is not required and pursuant to §63.125, Florida Statutes, a final home investigation is not required because the Petitioners are within the third degree of consanguinity to the child. 13. Consent by the adoptee is required pursuant to Section 63.063(1) (c), Florida Statutes, because she has attained the age of twelve (12). Pursuant to §63.062 (e) her consent is attached hereto as Exhibit "C". 14. Petitioners have provided the sole support for the child for the past seven or more years and are willing and able to continue to provide for her financial, spiritual, emotional, and physical support at least until she attains the age of majority. 15. Petitioners hereby certify pursuant to §63.0425, Florida Statutes, that the child has lived with them for the 24-month period immediately preceding the filing of this petition and no other grandparent has the statutory right to notice of the hearing on this petition. 16. This Petition has been filed in good faith and in the best interests of the child as the over-arching consideration. WHEREFORE, the Petitioners, Cindy M. Cline and Clinton E. Cline, respectfully request this honorable Court to: a) enter a Final Judgment, terminating the parental rights of the mother Camber Angelica Cline, aka Camber Naugler, aka Rose Naugler and the father Joseph C. Peters and; b) approving the Clines' adoption of Esther 1. Peters declaring her to be the child of Petitioners, as if she had been born to them in wedlock and establishing them legally as their heir; c) changing the adoptee's name to Esther Elizabeth Cline; d) directing the Hillsborough County Clerk of Court and the Office of Vital Statistics, Florida Department of Health to perform such duties as are required for them to produce a new birth certificate accurately reflecting the effect of this Final Judgment; and e) entering any other such order as is necessary or suitable in this case. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this petition and that the punishment for knowingly making a false statement includes fines and/or imprisonment. VERIFIED BY: CLINTON E. CLINE, Prospective Adoptive Father STATE OF FLORIDA COUNTY OF HILLSBOROUGH I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State of Florida in the County of Hillsborough to take acknowledgements, personally appeared Clinton E. Cline, who is personally known to me and who, after affirming the truth to the best of his knowledge of the information set forth herein, executed before me the foregoing Verified Petition for Adoption by Relatives on February 7th, 2025. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this petition and that the punishment for knowingly making a false statement includes fines and/or imprisonment. FURTHER VERIFIED BY: CINDY M. CLINE, Prospective Adoptive Mother STATE OF FLORIDA COUNTY OF HILLSBOROUGH I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State of Florida in the County of Hillsborough to take acknowledgements, personally appeared Cindy M. Cline, personally known to me, and who, after affirming the truth to the best of her knowledge of the information set forth herein, executed before me the foregoing Verified Petition for Adoption by Relatives on February 7th, 2025. Respectfully submitted, LEENETTA BLANTON CARDEN, P.A. LEENETTA BLANTON CARDEN, ESQUIRE Board Certified Adoption Attorney Florida Bar Number: 0885584 3300 Henderson Boulevard, Suite 201 Tampa, Florida 33609 (813) 876-3600 Email: lee@leecardenlaw.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and correct copy of this Verified Petition for Adoption By Relatives by e-mail delivery to the Petitioners, Cindy and Clinton Cline on the 7th day of February, 2025. LEENETTA BLANTON CARDEN, ESQUIRE LEENETTA BLANTON CARDEN, P.A. Florida Bar Number: 0885584 6/27-7/18/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-DR-007045 DIVISION: R</div> <div>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.</div>	<div>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 Twigg, Tampa, Florida 33602. A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case. If you do not file your written response on time, you may lose the case, and your parental rights may be terminated thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book or online). If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also serve a copy of your written response to the party serving this summons at the email address listed below: Leenetta Blanton Carden, Esquire Leenetta Blanton Carden, P.A. 3300 Henderson Boulevard, Suite 201 Tampa, Florida 33609 Email: lee@leecardenlaw.com If the party serving summons has designated email addresse(es) for service or is represented by an attorney, you may designate email addresse(es) for service by or on you. Service must be in accordance with Florida Rules of General Practice and Judicial Administration 2.516. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents, upon request. Florida Family Law Rules of Procedure Form 12.910(a), Summons: Personal Service on an Individual (10/21) You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and Email Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration within two (2) working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 Twigg Street, Room 604, Tampa, Florida 33602. If you are hearing impaired or voice impaired, call TDD 1-800-955-8771. Dated May 27, 2025 Victor D. Crist As Clerk of the Court By: s/ Mirian Roman-Perez As Deputy Clerk of the Court 6/27-7/18/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA EAST CIRCUIT Case No: 25-DR-007045 Division: R</div> <div>IN THE MATTER OF THE TERMINATION OF PARENTAL RIGHTS FOR THE PROPOSED ADOPTION OF A MINOR CHILD, AND IN THE MATTER OF THE ADOPTION BY RELATIVES OF Esther Elizabeth Cline aka Peters, A MINOR CHILD.</div> <div>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; 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 COURT OR TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT MAY END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE CHILD. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration within two (2) working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 Twigg 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</div> <div>(Continued on next page)</div>

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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 PLAINTIFF V. 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 ANTHONY 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. 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 request. 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 ELICIA 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 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. 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 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. 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 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 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 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	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 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	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 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 -----	HILLSBOROUGH COUNTY IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CC-069430 WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. SARAH E. WATERS, Defendant. 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 RECORDS 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 July 30, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Brittanie Burns Brittanie 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 DUARTE, 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 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 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. ROSARIO, ESQ., Petitioner's attorney, whose (Continued on next page)

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<div>HILLSBOROUGH COUNTY 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: C.A. 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 CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN), IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. The parents have a right to be represented by an attorney at the arraignment hearing and during the dependency proceedings. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts 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 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, vs. DONNA FERRER, Defendant. 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 scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 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.</div>	<div>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 DIVISION File No. 25-CP-002111 IN RE: ESTATE OF SHAUN LAMONT FORBES Deceased NOTICE TO CREDITORS The administration of the estate of SHAUN LAMONT FORBES, deceased, whose date of death was August 18, 2024; File Number 25-CP-002111, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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. PENALVAREZ, Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN Pursuant 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 bidder for cash, by electronic sale beginning at 10:00 a.m. at www.hillsborough.realeforeclosure.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 INTEREST 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</div>	<div>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 <i>Attorney for Plaintiff</i> 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 V. 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 ANTHONY 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. 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 request. 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 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 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</div>	<div>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 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 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is 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 6/27-7/4/25LG 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 MARSHALL 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 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. 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 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 Email: 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</div>	<div>HILLSBOROUGH COUNTY pending adoption has been filed. A copy of the petition and copies of all court documents 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 lawsuit will be mailed or e-mailed to the addresses 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, Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, Telephone No. 813-276-8100, within 2 working days of your receipt of this document; if you are hearing or voice impaired call 1-800-955-8771. 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 GREAX FENNEL, Deceased NOTICE TO CREDITORS The administration of the Estate of Sheryl Anita Greaux Fennell, deceased, Case No.: 25-CP-001373 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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 Deceased. 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. 732.216-732.228, 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. (Continued on next page)</div>

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<div>HILLSBOROUGH COUNTY NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 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</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001852 IN RE: ESTATE OF MARY SUE F. ROTHENBERG Deceased. 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 BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF</div>	<div>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 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</div> <div>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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice</div>	<div>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</div> <div>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 PREMKNATH IRREVOCABLE TRUST, Plaintiff, vs. 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 to the Final Judgment of Mortgage Foreclosure 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 company and THE PHIMAGHAM SRIRAMULU PREMKNATH IRREVOCABLE TRUST, is the Plaintiff and CROOKED PINE INVESTMENTS, LLC; CHRISTOPHER LEWIS aka CHRIS LEWIS; HAROLD 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, FLORIDA. 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</div>	<div>HILLSBOROUGH COUNTY email: abraham@abrahamsweeney.com 6/27-7/4/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001450 Division A IN RE: ESTATE OF JAMES BUTNER Deceased. NOTICE TO CREDITORS The 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. 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: 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 Telephone: (813) 318-0100 Fax: (813) 318-0110 E-Mail: eddparalegal@gmail.com Secondary E-Mail: edfriscia@gmail.com 6/27-7/4/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Sun West Mortgage Company, Inc. Plaintiff, vs. Jinyah M. Reid, AKA Jinyah Clark, AKA Jinyah M. Clark, et al. Defendants. Case No.: 23-CA-014306 Division: Civil Judge Paul L. Huey</div> <div>PUBLISH 2 CONSECUTIVE WEEKS NOTICE OF ACTION AGAINST DEFENDANT JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK To: JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK</div>	<div>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</div> <div>IN 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, Plaintiff, vs. 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 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. 2 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 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 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 Administration within 2 working days 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 11080-1015924</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-003507 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, 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 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, Deviseses, 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</div>

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

NOTICE OF HEARING FOR CLOSING AND VACATING

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

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

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

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

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

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

- The County's official YouTube channel: [YouTube.com/HillsboroughCounty](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](https://www.hcflgov.net/newsroom) and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management & Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit <https://www.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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
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 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 a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org WITNESS my hand and the seal of this Court this 16th day of June, 2025. VICTOR D. CRIST As Clerk of Court By: /s/ Mustafa Divan	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, VS. FRANK L. MONTINI, ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 12th day of June, 2025, and entered in Case No. 23-CA-011444, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FRANK L. MONTINI and MAGNOLIA PARK AT RIVERVIEW HOMEOWNERS ASSOCIATION, INC. are Defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 11th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 31, HARVEST CREEK VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 114, PAGE 61, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.	HILLSBOROUGH COUNTY If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 16th day of June, 2025. By: /S/ LIANA R. HALL Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1015675 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CA-013284 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MICHAEL JAMES BOYETTE A/K/A MICHAEL J. BOYETTE, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY Last Known Address: 622 TOWER GROVE DR, PLANT CITY, FL 33567	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 described property: Lot 16, Tower Grove Estates, a subdivision according to the plat thereof recorded at Plat Book 116, Pages 89, 90 and 91, in the Public Records of Hillsborough County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to, it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before July 20, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, La Gaceta, 3210 E 7th Ave, Tampa, FI 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org WITNESS my hand and the seal of this Court this 12th day of June, 2025. VICTOR D. CRIST As Clerk of Court By: /s/ Mustafa Divan As Deputy Clerk Publish: La Gaceta, 3210 E 7th Ave, Tampa, FI 33605	HILLSBOROUGH COUNTY 11080-1015640 IN THE THIRTEENTH CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION FILE NO: 25-CP-001048 DIV.: W IN RE: ESTATE OF LOUISE LUNDQUIST AUSTIN A/K/A NORA LOUISE LUNDQUIST AUSTIN, 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 LOUISE LUNDQUIST 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 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 NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provisions for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Petitioner: /s/ Bonnie Lynn 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 danielle@hemnesslaw.com 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 BHSITKUL, Deceased. NOTICE TO CREDITORS The administration of the estate of JOHN BUNKRIT BHSITKUL, 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 personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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. Signed on this 18th day of June, 2025. Personal Representative: /s/ Donna Bhisitkul DONNA BHSITKUL 826 Hanover Way Lakeland, Florida 33813 Attorney for Personal Representative: /s/ Emily K. Crain-Evans EMILY K. CRAIN-EVANS Florida Bar No. 114392 GrayRobinson, 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,

**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 **7/27/2025** at **9:00 A.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY STATE OF FLORIDA CASE NO. 23-CA-017343 USF FEDERAL CREDIT UNION Plaintiff, Vs. 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, 2009; 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 Hills- borough 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, be- ginning 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 en- titled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL (813) 276-8100 exten- sion 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 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 personal represen- tative'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 de- mand is made by a creditor as specified under Section 732.2211, Florida Statutes. All creditors of decedent and other per- sons, who have claims or demands against decedent's estate, including unmatu- red, contingent or unliquidated claims, and who</div>	<div>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- LICAT ION 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 decedent and other persons who have claims or demands against decedent's estate, including unma- tured, 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, v. RAD DIVERSIFIED REIT, INC., a Maryland corporation; CITY OF TAMPA, a political subdivision of the state of Florida, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO DE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS; AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT Defendants. NOTICE OF SALE UNDER F.S. CHAPTER 45 Notice is given under that final summa- ry judgment dated May 8, 2025, in Case No. 24-CA-008830 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which Maryland Hard Money Lenders, LLC, is Plaintiff, and RAD Diversified REIT, Inc. and the City of Tampa are Defendants, the Clerk of the Circuit Court for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, Hillsborough County, Florida at 10:00 A.M. on July, 7, 2025, the following described property set forth in the Final Judgment of Foreclosure, to wit: Lot 2, Block 2, ROYAL CREST ES- TATES UNIT NO. 1, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 100, of the Pub- lic Records of Hillsborough County, Florida. Street Address: 615 Royal Crest Drive, Brandon, Florida 33511 Pursuant to F.S. 45.031(2)(f), any per- son claiming an interest in the surplus from the sale, if any, other than the prop- erty owner as of the date of the lis pen- dens, must file a claim within 60 days after</div>	<div>HILLSBOROUGH COUNTY 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 Coor- dinator, Hillsborough County Courthouse, 800 E. Twigg s Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, or immediately upon receiving this notification if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated June 10, 2025 /s/ Leighton J. Hyde Leighton J. Hyde, Esq. FBN: 106018 The Law Office of Leighton J. Hyde, P.A. 14016 Spector Road Lithia, FL 33547 (813) 870-9555 lhyde@hydelawoffice.com Attorney for Plaintiff 6/20-6/27/25LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-007944 Division: D IN RE THE MARRIAGE OF: LAURA NATALIA FORERO LEGUIZAMON, Petitioner, and KHALED ALI ALQATARI, Respondent. NOTICE OF ACTION FOR PUBLICATION TO: KHALED ALI ALQATARI YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal prop- erty, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Edward D. Friscia, Petitioner's attorney, whose address is 402 E. 7th Avenue, Tampa, FL 33602, on or before July 2, 2025, and file the original with the clerk of this court at HILLSBOR- OUGH County Courthouse, 800 E. Twigg s Street, Tampa, Florida 33602, either be- fore service on Petitioner's attorney or im- mediately 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 in- formation. 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 Be- verly 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 Hillsbor- ough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal represen- 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- LICAT ION 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 IN RE: ESTATE OF VINCENT JAMES OLIVIERI Deceased. NOTICE TO CREDITORS The administration of the estate of Vin- cent James Olivieri, deceased, whose date of death was May 21, 2025, is pend- ing in the Circuit Court for Hillsborough County, Florida, Probate Division, the ad- dress of which is 800 E. Twigg s Street,</div>	<div>HILLSBOROUGH COUNTY Tampa, FL 33602. The names and ad- dresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS 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- LICAT ION 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: lsjohnson@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, v. QUALITY SALUTIONS & SERVICES LLC, a Florida limited liability company, CRAIG POULARD, an individual, and JOHN DOES 1 THROUGH 4, unknown parties in possession, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN pursuant to the Amended Uniform Final Judgment of Foreclosure, dated June 10, 2025, en- tered in Civil Case No. 25-CA-002292 of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, wherein, PINEYWOODS CAP- ITAL LLC, is the Plaintiff and QUALITY SALUTIONS & SERVICES LLC, a Florida limited liability company, CRAIG POUL- LARD, an individual, and JOHN DOES 1 THROUGH 4, unknown parties in posses- sion, 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 Sta- tutes, beginning at the hour of 10 o'clock A.M., on August 7, 2025, the following described property, as set forth in said Amended Uniform Final Judgment of Foreclosure: Lot 3 in Block 4 of PANAMA 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 re- corded in Book 1989, Page(s) 459, of the Public Records of Hillsborough County, Florida. Property Address: 1409 E. 25th Av- enue, 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 REMAIN- ING 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 en- titled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Ad- ministration at least seven (7) days before your scheduled court appearance, or im- mediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than seven (7) days. Complete the Re- quest for Accommodations Form and sub- mit to 800 E. Twigg s 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: reinert@shutts.com bdennis@shutts.com Attorneys for Plaintiff</div>	<div>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 per- sonal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatu- red, 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 unma- ture, 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 PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any prop- erty held at the time of decedent's death by the decedent or the decedent's surviv- ing spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 ap- plies, or may apply, unless a written de- mand is made by a creditor or a benefi- ciary 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 IN RE: ESTATE OF JOSEPH RAYMOND ROMANO Deceased. 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 Di- vision, the address of which is 800 East Twigg s Street, Tampa, FL 33602. The names and addresses of the personal rep- 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. 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- LICAT ION 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 Deceased. NOTICE TO CREDITORS The administration of the estate of (Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY<p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>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.</p><p>The date of first publication of this notice is June 20, 2025.</p><p>Personal Representative: /s/ Gina-Marie Catungal Bodo 10303 N. Armenia Avenue Tampa, Florida 33612</p><p>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</p><p>6/20-6/27/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-001035 Division: A</p><p>IN RE: ESTATE OF GEORGIA MARIE NELSON Deceased.</p><p>AMENDED NOTICE TO CREDITORS<p>The administration of the estate of GEORGIA MARIE NELSON, whose date of death was August 23, 2024 and whose social security number is XXX-XX-1398, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is Friday, June 27, 2025.</p><p>Personal Representative: /s/ Gloria I. Austin 3612 East Shadowlawn Avenue Tampa, Florida 33610</p><p>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</p><p>6/20-6/27/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-1972 Florida Bar #898791</p><p>IN RE: ESTATE OF DEBORAH LYNN ZURINSKI, Deceased.</p><p>NOTICE TO CREDITORS<p>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.</p><p>That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.</p><p>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITH-</p></p></p></div>	<div>HILLSBOROUGH COUNTY<p>IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of the first publication of this Notice is June 20, 2025.</p><p>Personal Representative: DAVID JONES 11530 Crest Lake Village Drive Riverview, FL 33569</p><p>Attorney for Personal Representative: Dawn M. Chapman, Esq. LEGACY LAW OF FLORIDA, P.A. Email: info@legacylawoffl.com Secondary Email: dawn@legacylawoffl.com 205 N. Parsons Avenue Brandon, FL 33510 813/643-1885</p><p>6/20-6/27/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO. 24-CP-002866</p><p>IN RE: ESTATE OF CHARLES LAMAR PORTER, Deceased.</p><p>AMENDED NOTICE TO CREDITORS<p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 20, 2025.</p><p>Personal Representative: /s/ Mercedes G. Porter Mercedes G. Porter 1802 N. Alexander Street Plant City, FL 33563</p><p>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</p><p>6/20-6/27/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-000782 Division: A</p><p>IN RE: The Estate of: STEPHEN ANDREW MYERS, Deceased.</p><p>NOTICE TO CREDITORS<p>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.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 20, 2025.</p><p>Personal Representative: /s/ Gary Sweers 2852 Valencia Ridge Street Valrico, Florida 33596 Telephone: (813) 777-4848</p><p>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</p><p>6/20-6/27/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File Number: 25-CP-001674</p><p>IN RE: ESTATE OF LORAN ARMSTRONG JOHNSON, Deceased</p><p>NOTICE TO CREDITORS<p>The administration of the Estate of LORAN ARMSTRONG JOHNSON, deceased, whose date of death was on or before April 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The estate is testate. The names and addresses of the personal representative and of the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 20, 2025.</p><p>Personal Representative: Stacey Lax 1048 S Frankland Road Tampa, Florida 33629</p><p>Attorney for Personal Representative: Wm. Todd Lax, Esq. 1048 S Frankland Road Tampa, Florida 33629 813-293-1805 FL Bar: 276730</p><p>6/20-6/27/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001906 Division A</p><p>IN RE: ESTATE OF FRANCES C. HENRIQUEZ, Deceased.</p><p>NOTICE TO CREDITORS (summary administration)<p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p><p>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:</p><p>Beneficiary: WALLACE E. HENRIQUEZ, JR. as trustee of the HENRIQUEZ FAMILY TRUST dated October 7, 2004 14315 Kellingrew Place Tampa, Florida 33624</p><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>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.</p><p>Person Giving Notice: /s/ WALLACE E. HENRIQUEZ, JR. 14315 Kellingrew Place Tampa, Florida 33624</p><p>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</p><p>6/20-6/27/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA File No. 24-CP-002643 Division PR-B</p></p></p></p></p></div>	<div>HILLSBOROUGH COUNTY<p>IN RE: ESTATE OF EUGENE DICKERSON Deceased.</p><p>NOTICE OF ACTION FOR FORMAL ADMINISTRATION<p>TO: Nicholas New 7250 Farm Loop Path Sunset Beach, NC 28468</p><p>Zachary New 7250 Farm Loop Path Sunset Beach, NC 28468</p><p>Henry Colvin 18011 Highway 84E Boston, GA 31626</p><p>Billie New Nonnenburg 2004 S Carroll Road Indianapolis, Indiana 46239</p><p>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.</p><p>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</p><p>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.</p><p>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</p><p>6/13-7/4/25LG 4T</p><p>-----</p><p>IN THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No: 25-CA-002121 Division No: I</p><p>WAYNE HIRES Plaintiff vs. Estate of SIDNEY CHARLES TAYLOR and Estate of ROSE IDA WILSON, Defendants</p><p>NOTICE OF ACTION (Quiet Title)<p>TO: ESTATE OF SIDNEY CHARLES TAYLOR, ESTATE OF ROSE IDA WILSON, AND ANY KNOWN AND UNKNOWN HEIRS AND INTERESTED PARTIES;</p><p>YOU ARE NOTIFIED that an action to quiet title to the following described real property located in Hillsborough County, Florida at:</p><p>RIVER GROVE PARK, LOT 6 BLOCK 3 as recorded in Hillsborough County, Florida PUBLIC RECORDS Property Address: 3011 E. Norfolk St. Tampa, Florida 33610</p><p>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.</p><p>DATED on June 5, 2025. Victor D. Crist Clerk of the Court By s/ Jennifer Taylor As Deputy Clerk</p><p>6/13-7/4/25LG 4T</p><p>-----</p><p>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</p><p>COREY COLIN LIGHTBOURNE, Petitioner v. TRACEE DAWNE LIGHTBOURNE (née ROLLE), Respondent.</p><p>NOTICE OF ACTION FOR PETITION TO RECOGNIZE FOREIGN DIVORCE<p>TO: TRACEE DAWNE LIGHTBOURNE (née ROLLE) Address Unknown</p><p>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.</p><p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p><p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p></p></p></p></div>	<div>HILLSBOROUGH COUNTY<p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.<p>Dated this 22nd day of May, 2025 Victor Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor As Deputy Clerk</p><p>6/13-7/4/25LG 4T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-006545 Division: E</p><p>ELIZABETH LECAROS TARAZONA, Petitioner/Husband vs AUGUSTO REYES MILLA, Respondent/Wife</p><p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)<p>TO: AUGUSTO REYES MILLA Last known address Lima, Peru</p><p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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.</p><p>The action is asking the court to decide how the following real or personal property should be divided: None</p><p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p><p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p><p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.<p>Dated 6/9/25 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk</p><p>6/13-7/4/25LG 4T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024-CA-007926</p><p>SHARONDA RHODES, Plaintiff, v. DESARAI RHODES, KEESHA LEE, KATTRON COFIELD, and GERARD RHODES, Defendants.</p><p>NOTICE OF ACTION<p>TO: DESARAI RHODES</p><p>YOU ARE HEREBY NOTIFIED of an action for Partition of Real Property has been filed in regard to the following property:</p><p>TOWN OF REVISED MAP OF WIMAUMA LOT 3, BLOCK 87, REVISED MAP OF THE TOWN OF WIMAUMA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 136, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p><p>Commonly known as: 6006 Vel Street, Wimauma, Florida 33598 Parcel ID No: U-10-32-20-2JX-000087-00003.0</p><p>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.</p><p>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.</p><p>DATED at Hillsborough County, Florida on 6/6/2025. Victor D. Crist Clerk of the Circuit Court By: s/ Jennifer Taylor Deputy Clerk</p><p>6/13-7/4/25LG 4T</p><p>-----</p><p>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</p><p>(Continued on next page)</p></p></p></p></p></div>	

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 5/30/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida
By Carolina Muniz, Deputy Clerk
6/6-6/27/25LG 4T

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: **0508640700**
Certificate No.: **2022 / 4697**
File No.: **2025-431**
Year of Issuance: **2022**
Description of Property:
FLORIDA GARDEN LANDS REVISED MAP OF A PORTION OF LOTS 179 AND 180 COM AT INTERS OF N BDRY OF SD LOT 179 AND E R/W LINE OF US HWY 41 FOR POB THN ON SD E R/W LINE N 00 DEG 07 MIN 58 SEC E 33.34 FT THN S 89 DEG 02 MIN 49 SEC E 114.92 FT THN N 10 DEG 42 MIN 24 SEC E 139.15 FT THN S 73 DEG 04 MIN 50 SEC E 305 FT S 04 DEG 33 MIN 46 SEC E 78.36 FT S 09 DEG 33 MIN 58 SEC W 46.48 FT S 12 DEG 29 MIN 47 SEC E 91.73 FT THN S 22 DEG 55 MIN 55 SEC E 54.45 FT S 89 DEG 10 MIN 35 SEC E 185.42 FT THN N 00 DEG 18 MIN 14 SEC W 93.49 FT N 26 DEG 31 MIN 11 SEC W 56.30 FT TH N 01 DEG 16 MIN 43 SEC E 40.02 FT THN S 88 DEG 43 MIN 17 SEC E 98.13 FT TH S 11 DEG 56 MIN 24 SEC W 196.40 FT TH N 89 DEG 10 MIN 35 SEC W 690.85 FT TO PT ON AFORESAID E R/W LINE THN ON SD E R/W LINE N 00 DEG 07 MIN 58 SEC E 187.46 FT TO POB
PLAT BK / PG : 6 / 43
SEC - TWP - RGE : 02 - 31 - 19
Subject To All Outstanding Taxes
Name(s) in which assessed:

PAUL F SAVICH REAL ESTATE LLC
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be 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 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 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 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 GOVEA

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.: **0208910000**
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

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 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 voice impaired, call 711.
Dated 5/30/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County, Florida
By Carolina Muniz, Deputy Clerk
6/6-6/27/25LG 4T

NOTICE OF APPLICATION
FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: **0699560000**
Certificate No.: **2022 / 6727**
File No.: **2025-437**
Year of Issuance: **2022**
Description of Property:
HAMNER'S W E AND MARJORY B FREDONIA REYNOLDS SUB SUBDIVISION N 100 FT OF LOT 7 BLOCK D PLAT BK / PG : 31 / 27
SEC - TWP - RGE : 24 - 29 - 20
Subject To All Outstanding Taxes
Name(s) in which assessed:
GFC PROPERTIES INC
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be 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 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 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 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 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 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

LEGAL ADVERTISEMENT

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 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.: **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 PARALLEL 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 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 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 Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.
Dated 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 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 Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.
Dated 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

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, LYNDIA DEE ERNST WHEREY, AND JON FREDRICK ERNST,
Plaintiffs,
v.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST SHERWIN ERNST, DECEASED,
Defendants.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Defendants.
NOTICE OF ACTION - REFORMATION AND DECLARATORY JUDGMENT
TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH UNDER OR AGAINST SHERWIN ERNST, DECEASED, if they are deceased.
Whose Residences are: Unknown
Whose Last Known Mailing Addresses are Unknown
YOU ARE HEREBY NOTIFIED that an action to reform a deed and for declaratory judgment on the following property in Hillsborough County, Florida:
Portion of Lots 10 and 2, in Block 5 of SUNSET PARK SUBDIVISION, as per map or plat thereof recorded in Plat Book 10, page 46, Public Records of Hillsborough County, Florida, described as follows: Beginning at the SW corner of Lot 10, run thence Northeasterly 130.0 feet along the curved Westerly boundary of Lot 10 (chord bearing North 27°49' East 129.52 feet) run thence South 59°11' East 135.73 feet; run thence 45.0 feet to a point on the South boundary of Lot 10, 5.0 feet West of the Southeast corner of Lot 10, run thence West 177.0 feet along the South boundary of Lot 10 to the Point of Beginning.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rod B. Neuman, Esquire, of Gibbons Neuman, Plaintiff's attorney, whose address is 3321 Henderson Boulevard, Tampa, Florida 33609, on or before a date not less than twenty-eight (28) nor more than (60) days after the date of the first publication of this notice, 6/24/2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. The Clerk of Court Address is 800 E. Twigg's 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. Twigg's St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days, if you are hearing or voice impaired, call 711.
NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED this 19th day of May, 2025.
Victor D. Crist
Clerk of Circuit Court
By: /s/ Jennifer Taylor
Deputy Clerk
6/6-6/27/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
JUVENILE DIVISION
CASE NO. 24-DP-886
DIVISION: D
IN THE INTEREST OF:
A.G. DOB: 11/25/2024,
MINOR CHILD
NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
TO: SASHA COLLETT DOB: 7/9/1990
Address Unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.G. born on 11/25/2024. You are hereby commanded to appear on **July 21, 2025, at 11:45 AM** before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twigg's Street, Courtroom 310, Tampa, FL 33602, for an **ADVISORY HEARING**.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.
Dated 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 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
JUVENILE DIVISION
CASE NO. 24-DP-886
DIVISION: D
IN THE INTEREST OF:
A.G. DOB: 11/25/2024,
MINOR CHILD
NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
TO: SASHA COLLETT DOB: 7/9/1990
Address Unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.G. born on 11/25/2024. You are hereby commanded to appear on **July 21, 2025, at 11:45 AM** before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twigg's Street, Courtroom 310, Tampa, FL 33602, for an **ADVISORY HEARING**.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.
Dated 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 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 23-DP-678
DIVISION: C
IN THE INTEREST OF:
C.E. DOB: 10/8/2023
MINOR CHILD
AMENDED NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
TO: DANIELA ESTEVEZ AREVALO DOB: 7/15/2000
Last Known Address: 3929 W Norfolk St, Tampa, FL 33614
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: C.E. born on 10/8/2023. You are hereby commanded to appear on July 07, 2025, at 10:45 AM, before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twigg's Street, Tampa, FL 33602, for an **ADVISORY HEARING**.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.
THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.
WITNESS my hand as Clerk of said Court and the Seal thereof, this 3rd day of June, 2025.
Victor Crist, Clerk of Court
By: s/ Pamela Hendry
As Deputy Clerk
6/6-6/27/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 23-DP-678
DIVISION: C
IN THE INTEREST OF:
C.E. DOB: 10/8/2023
MINOR CHILD
AMENDED NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
TO: DANIELA ESTEVEZ AREVALO DOB: 7/15/2000
Last Known Address: 3929 W Norfolk St, Tampa, FL 33614
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: 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, Edgcomb Courthouse, 800 East Twigg's Street, Courtroom 310, Tampa, FL 33602, for an **ADVISORY HEARING**.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.
THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org 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

LEGAL ADVERTISEMENT

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, Edgcomb Courthouse, 800 East Twigg's Street, Tampa, FL 33602, for an **ADVISORY HEARING**.
FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.
THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twigg's Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@fljud13.org within two working days of your receipt of this summons, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.
WITNESS my hand as Clerk of said Court and the Seal thereof, this 3rd day of June, 2025.
Victor Crist, Clerk of Court
By: s/ Pamela Hendry
As Deputy Clerk
6/6-6/27/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 23-DP-678
DIVISION: C
IN THE INTEREST OF:
C.E. DOB: 10/8/2023
MINOR CHILD
NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS
TO: ASIEL LABRADOR DOB: 8/04/1989
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption:

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-Mail: ada@tjjud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 3rd day of June 2025.

Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida
By: s/ Pamela Hendry
Deputy Clerk

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

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'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 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 Division; 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 unmat-ured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

LEGAL ADVERTISEMENT

MANATEE COUNTY

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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 IN AND FOR MANATEE COUNTY, FLORIDA

Case No: 2024 CA 000955
WILMINGTON SAVINGS FUND SOCIETY,

FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-2,

Plaintiff,
vs.
FREDERICK PAUL GRIPPO; et al.,
Defendants.

Case No: 2024 CA 000955
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 11/25/2024, and entered in Case No. 2024 CA 000955 of the Circuit Court of the TWELFTH

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

SOCIETY, FSB, NOT IN IT'S INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR CHNGE MORTGAGE TRUST 2023-2, is the Plaintiff and FREDERICK PAUL GRIPPO; DAWN M. GRIPPO; LANDIS POOL SERVICE, INC.; SAVANNA AT LAKEWOOD RANCH HOMEOWNERS' ASSOCIATION, INC., are the Defendants, Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder

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

described property set forth in said Final Judgment, to wit:
LOT 382, OF SAVANNA AT LAKEWOOD RANCH, PHASE IV,
SUBPHASES 4A & 4B, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 72, PAGE(S) 26-35, OF THE PUBLIC
RECORDS OF MANATEE COUNTY, FLORIDA.

Commonly known as: 13840 Green Hammock Pl., Bradenton, FL 34211
CASE NO: 2024 CA 000955
LLS13190-Grip-2

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

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

DATED June 12, 2025
s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644

Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711.

11080-1015524

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 412025CP001215CPAXMA

IN RE: ESTATE OF
RICHARD LEE JESSELL
Deceased.

NOTICE TO CREDITORS

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

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

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

LEGAL ADVERTISEMENT

MANATEE 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

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

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

Anthony F. Decidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com

GENDERS*ALVAREZ*DECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP-000712-AX

IN RE: ESTATE OF
SUSAN ELLEN RAY
Deceased.

NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

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

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

Case No.: 2025-DR-395

KRISTI ROWLES,
Petitioner,
and
NICHOLAS ROWLES,
Respondent.

NOTICE OF ACTION
FOR DISSOLUTION OF MARRIAGE

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

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy for your written defenses, if any, to it on KRISTI ROWLES, whose address is 3105 Oxford Dr W, Bradenton, FL 34205, on or before 7/16/2025, and file the original with the clerk of this Court at 1115 Manatee Ave West, Bradenton, FL 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 6/4/2025
Clerk of the Circuit Court

LEGAL ADVERTISEMENT

MANATEE COUNTY

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

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. SALGADO, ESQUIRE, discovery@fighterlaw.com, 120 E. Robinson Street, Orlando Florida 32801, on or before 8/14/2025, 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 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 to 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 office.

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

By: /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,

and

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. Orange 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 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., FIGHTER 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

LEGAL ADVERTISEMENT

ORANGE COUNTY

entitled, at no cost to you, to the provision of certain assistance. Please contact COURT ADMINISTRATION at 425 N. Orange 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:
JAMES LOTT,
Deceased

NOTICE TO CREDITORS
(Summary Administration)

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

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, Florida, 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 NOTIFIED THAT:

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

The 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 MARTIN 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 PUBLICATION OF THIS NOTICE.

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

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

NOTWITHSTANDING THE TIME 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.

Signed on this 13th day of March, 2025.

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

(Continued on next page)

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

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.

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 at-
torney, whose name and address are:

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

on or before July 11th, 2025, and to file
the original of the written defenses with the
Clerk of this Court either before service or
immediately thereafter. Failure to serve
and file written defenses as required may
result in a judgement or order for the relief
demanded, without further notice.

Signed on this 5th day of June, 2025
Tiffany Moore Russell
As Clerk of the Court
By: /s/ Kevin Druman
As Deputy Clerk
Orange County Circuit Court
Probate Division, 425 N. Orange
Avenue, Room 335, Orlando, FL 32801
6/13-7/4/25LG 4T

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:
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, 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
Sale is issued. Jordan A Zeppetello,
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
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;
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
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 GREEN ST WERK-EN-RUST,
Georgetown NIL Guyana and Alana
Odetta Mitchell, 32 GREEN ST WERK-
EN-RUST, Georgetown NIL Guyana;
VOI: 319365-01; TYPE: Annual; POINTS:
37000; 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
11, 2025 File Numbers: 25-007998,
25-008012, 25-008014, 25-008018, 25-
008028

MDK-30377
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:
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, 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
Sale is issued. Jordan A Zeppetello,
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: Carol D. Finklea, 608
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

(See Exhibit A – Obligor) YOU ARE
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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, 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 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:
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,
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: \$20,896.43; PER
DIEM: \$6.79; NOTICE DATE: June 11,
2025 OBLIGOR: Carol D. Finklea, 608
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

MDK-30388
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: 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, 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 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;
VOI: 317950-01; TYPE: Annual; POINTS:
37000; TOTAL: \$17,961.09; PER DIEM:
\$5.73; NOTICE DATE: June 11, 2025
OBLIGOR: Gerinelda Gicela Gonzalez
Gonzalez De Avededo, 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 LINC’S,
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 Perna,
261 UNION ST, APT 2, Manchester,

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
MDK-30399

TRUSTEE'S NOTICE OF
FORECLOSURE PROCEEDING TO:
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Vacations Condominium described as:
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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
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:
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
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:
\$16.04; NOTICE DATE: June 11, 2025
OBLIGOR: Christopher Carrington Curry,
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: 25-008025,
25-008033, 25-008039, 25-008041, 25-
008043

MDK-30394
TRUSTEE'S NOTICE OF
FORECLOSURE PROCEEDING TO:
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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, 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 Sale is issued. Jordan A
Zeppetello, 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: Luis Carlos
Vaz De Lima, RUA DOS MONJOLEIROS
263, Londrina 086055744 Brazil; VOI:

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; 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 and Emmanuel Nava Cabrera,
CALLE 29 # 104 DPTO 302 COLONIA,
GRAL. IGNACIO ZARAGOZA ALCALDIA
VENUSTRANO CARRANZA, Ciudad De
Mexico 15000 Mexico; VOI: 322392-01;
TYPE: Annual; POINTS: 20700; TOTAL:
\$11,822.25; PER DIEM: \$4.16; NOTICE
DATE: June 11, 2025 File Numbers:
25-008034, 25-008036, 25-008038, 25-
008048, 25-008064
MDK-30395

TRUSTEE'S NOTICE OF
FORECLOSURE PROCEEDING TO:
(See Exhibit A – Obligor) YOU ARE
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in favor of Sheraton Flex Vacations, LLC,
a Florida Limited Liability Company has
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Condominium described as: VOI Number
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A-Type) Type, Number of VOI Ownership
Points (See Exhibit A-Points) in the Flex
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and subject to the Flex Vacations
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(‘Declaration’), as recorded in Official
Records Book 10893, Page 1223, Public
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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
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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-
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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: Berenice
Alcantara Hernandez, 101 N SMITH ST,
Aurora, IL 60505 and Jesus Gonzalez
Aleman, 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 Colombia and Maria Teresa
Ramirez Leon, KM 6 VIA ARMENIA-
PEREIRA CONDOMINIO URAPANES
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 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
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Diane
Lynn Meredith, deceased, whose date of
death was September 29, 2024, is pend-
ing 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 ad-
dresses of the personal representative
and the personal representative's attorney
are set forth below.

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

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 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 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 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@watsonslsloane.com
Secondary E-Mail:
j.hickman@watsonslsloane.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 Ave-
nue, #340, Orlando, Florida 32801. The
names and addresses of the personal rep-
resentative and the personal representa-
tive's attorney are set forth below.

All creditors of the decedent and other
persons having claims or demands against
decedent's estate on whom a copy of this
notice is required to be served must file
their claims with this court WITHIN 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 PUBLI-
CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>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</div> <div>-----</div> <div>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</div> <div>REGIONS BANK SUCCESSOR BY MERGER WITH AMSOUTH BANK, Plaintiff, -vs- OSMEL A. SANTANA a/k/a OSMEL SANTANA and ROSA A. SANTANA a/k/a 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, Defendants.</div> <div>NOTICE OF SALE</div> <div>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 Or- ange 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 Or- ange 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. 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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are en- titled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Or- ange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or im- mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001629-O</div> <div>IN RE: ESTATE OF MARTIN FIDEL CANDIA a/k/a MARTIN F. CANDIA a/k/a MARTIN CANDIA, Deceased.</div> <div>NOTICE OF ACTION (formal notice by publication)</div> <div>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 at- torney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before July 11th, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice. Signed on this 5th day of June, 2025 Tiffany Moore Russell As Clerk of the Court By: /s/ Kevin Druman As Deputy Clerk Orange County Circuit Court Probate Division, 425 N. Orange Avenue, Room 335, Orlando, FL 32801 6/13-7/4/25LG 4T</div> <div>-----</div> <div>OSCEOLA COUNTY</div> <div>IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000474 PR Division A</div>	<div>OSCEOLA COUNTY</div> <div>IN RE: ESTATE OF ALICE M. SKARP Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of AL- ICE M. SKARP, deceased, whose date of death was September 3, 2024; File Num- ber 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, Kissim- mee, FL 34741. The names and address- 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 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- LICAT ION 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</div> <div>6/27-7/4/25LG 2T</div> <div>-----</div> <div>THE CIRCUIT COURT FOR THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000284 PR</div> <div>IN RE: ESTATE OF SHARON MAE ELLIS, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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 rep- resentative and the personal representa- tive's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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- LICAT ION 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 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 sec- tion 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</div> <div>6/27-7/4/25LG 2T</div> <div>-----</div> <div>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</div>	<div>OSCEOLA COUNTY</div> <div>TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Fenton F. Francis 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, 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</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022 CA 002472 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ANTON MARX SPRAGUE, ARIEL JULIANN SPRAGUE ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 11th day of June, 2025, and entered in Case No. 2022 CA 002472 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ANTON MARX SPRAGUE and ARIEL JULIANN SPRAGUE; are Defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 12th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 7 AND 8, BLOCK 70, THE SEMINOLE LAND AND INVESTMENT COMPANYS (INC) MAP OF TOWN OF ST. CLOUD, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGES 33 AND 34, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. DATED this 13th day of June, 2025. By:/s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1015577</div> <div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2024 CC 003279 CF</div> <div>Ashley Park at Harmony Homeowners Association, Inc., Plaintiff, vs. Ismael Arroyo and Frances Arroyo, Defendant(s).</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>NOTICE is hereby given pursuant to an Order Granting Final Judgment of Fore- closure, 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 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 bid- der for cash at the Osceola County Historic</div>	<div>OSCEOLA COUNTY</div> <div>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 HARMO- NY, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD- ED IN PLAT BOOK 19, PAGES 34 THROUGH 38, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Property Address: 3526 Sebastian Bridge Lane, Harmony, FL 34773 ANY PERSON CLAIMING AN 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 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 en- titled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Court- house Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835- 5079, 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 the 13th day of June, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnatorneys.com</div> <div>6/20-6/27/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-002910</div> <div>THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. BRENDA IVELIZ MAS, Defendant.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursu- ant 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, Kissim- mee, 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 Administra- tor, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771. /s/ Brittnie Burns Brittnie M. Burns, Esquire Florida Bar No.: 1011908 bburns@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620 Attorney for Plaintiff</div> <div>6/20-6/27/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-000550CF</div> <div>SPLIT OAK RESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. NADIR MOHAMED JABAR AND UMMA JABAR, Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: Nadir Mohamed Jabar and Umma Jabar 5625 Oak Knoll Drive Saint Cloud, FL 34771 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida: Lot 131, SPLIT OAK RESERVE - PHASE THREE, according to the plat thereof, as recorded in Plat Book 32, Page(s) 7 through 8, Public Records of Osceola County, Florida. and more commonly known as 5625 Oak Knoll Drive, Saint Cloud, FL 34771. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this No- tice 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</div>	<div>OSCEOLA COUNTY</div> <div>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 Administra- 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</div> <div>6/20-6/27/25LG 2T</div> <div>-----</div> <div>PASCO COUNTY</div> <div>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</div> <div>BRIAN LANCE PINKER, Plaintiff, vs. 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 FLORIDA, Defendants.</div> <div>NOTICE OF SALE</div> <div>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 BE- HALF 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 bid- der, for cash, by an electronic sale, bid- ding begins at 11:00 a.m. ET at https://www.pasco.realforeclose.com on Febru- ary 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 un- claimed. If you are a person with a disability who needs an accommodation in order to par- ticipate in this proceeding, you are en- titled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Govern- ment 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 immedi- ately 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</div> <div>6/27-7/4/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025DR3424WS Division: E</div> <div>IN RE THE MARRIAGE OF: SALAR MEUANGKHOA, Petitioner, and JACK SOM CHAREUNSAB, Respondent</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>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, Pe- titioner, 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 Coun- ty Courthouse, 7530 Little Road, New Port</div> <div>(Continued on next page)</div>

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<div>PASCO COUNTY</div> <div>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.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: N/A</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated June 25, 2025 Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk</div> <div>6/27-7/18/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000945</div> <div>IN RE: ESTATE OF SUSAN M. CLEARY, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 27, 2025.</div> <div>Personal Representative: /s/ Jeremiah Cleary, Jr. 1920 Blue River Road Holiday, Florida 34691</div> <div>Attorney for Personal Representative: /s/ Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com</div> <div>6/27-7/4/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY FLORIDA PROBATE DIVISION File No. 2025-CP-000755 Division Probate</div> <div>IN RE: ESTATE OF GEORGE DAVID WILSON Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida</div>	<div>PASCO COUNTY</div> <div>Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 27, 2025.</div> <div>Personal Representative: /s/ Deborah J. Wilson 34730 Panfish Place Zephyrhills, Florida 33541</div> <div>Attorney for Personal Representative: /s/ Farral A. Haber Florida Bar No. 97826 Law Offices of Matthew J. Jowanna, P.A. 2521 Windguard Circle Wesley Chapel, Florida 33544 Telephone: (813) 929-7300 Email Addresses: fah@jowanna.com, service@jowanna.com</div> <div>6/27-7/4/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No: 2025-CP-000238</div> <div>IN RE: ESTATE OF MARC DANA THALER A/K/A MARC THALER, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Marc Dana Thaler a/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's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 27, 2025.</div> <div>Personal Representative: Sierra Victoria Hogan 3116 Bahia Avenue Holiday, Florida 34690</div> <div>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</div> <div>6/27-7/4/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC001762CCAXES</div> <div>OAKSTEAD HOMEOWNER'S ASSOCIATION, INC., Plaintiff, vs. KATHY GLENN, Defendant.</div> <div>NOTICE OF ACTION</div> <div>TO: KATHY GLENN 3917 Judson Drive Land O' Lakes, FL 34638</div> <div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</div> <div>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.</div> <div>and more commonly known as 3917 Judson Drive, Land O' Lakes, FL 34638.</div> <div>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Brittnie Burns, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 7/28/2025.</div> <div>This notice shall be published once each week for two consecutive weeks in La Gaceta Newspaper.</div> <div>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice</div>	<div>PASCO COUNTY</div> <div>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.</div> <div>WITNESS my hand and the seal of this Court on this 19th day of June, 2025.</div> <div>/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</div> <div>6/27-7/4/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2019CA003624CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. NELSON LUIS REBELO, ET AL., DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 13th day of June, 2025, and entered in Case No. 2019CA003624CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JACQUELINE GONZALEZ; UNKNOWN SPOUSE OF DENNIS NEVAREEZ PAGAN; NELSON LUIS REBELO and GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 28th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 8, TURTLE LAKES UNIT 3 PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 16th day of June, 2025. By: /S/ LIANA R. HALL Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1015677</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000758-WS Division: Probate</div> <div>IN RE: ESTATE OF CAROLINE F. FERNANDEZ Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The summary administration of the estate of CAROLINE F. FERNANDEZ, deceased, whose date of death was September 26, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div>	<div>PASCO COUNTY</div> <div>The date of first publication of this notice is June 20, 2025.</div> <div>Petitioner: DIANE BARTOW 5106 Chet Drive New Port Richey, FL 34652</div> <div>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</div> <div>6/20-6/27/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC000958CCAXES</div> <div>UNION PARK TOWNHOMES COMMUNITY ASSOCIATION, INC., Plaintiff, vs. JOHNATHAN LIZARDO and ARGELIA ALBANIA RAMIREZ, Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: JOHNATHAN LIZARDO and ARGELIA ALBANIA RAMIREZ 32959 Pez Landing Lane Wesley Chapel, FL 33543</div> <div>YOU ARE NOTIFIED that an action to foreclose a lien on the following property in Pasco County, Florida:</div> <div>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.</div> <div>and more commonly known as 32959 Pez Landing Lane, Wesley Chapel, FL 33543.</div> <div>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Tilka Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</div> <div>This notice shall be published once each week for two consecutive weeks in La Gaceta Newspaper. Due on or before July 21, 2025.</div> <div>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (described notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Due on or before July 21, 2025.</div> <div>WITNESS my hand and the seal of this Court on June 12, 2025.</div> <div>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</div> <div>6/20-6/27/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000971CPAXWS</div> <div>IN RE: ESTATE OF LARRY D. HUTTO Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of LARRY D. HUTTO, deceased, whose date of death was October 8, 2024; File Number 2025CP000971CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 20, 2025.</div> <div>Personal Representative: MICHAEL SCOTT HUTTO 6126 Seneca Street Inverness, FL 34452</div> <div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street</div>	<div>PASCO COUNTY</div> <div>Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</div> <div>6/20-6/27/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA002403CAAXWS</div> <div>DOUGLAS C. MCPHERSON AND DANA L. MCPHERSON, Plaintiff(s), vs. WW EZ SERVICES, LLC, PASCO COUNTY, FLORIDA, STATE OF FLORIDA, WENDALL WALKER, AND GABOR DEVENYI, Defendant(s).</div> <div>NOTICE OF SALE</div> <div>Notice is given that pursuant to a Uniform Final Judgment of Foreclosure dated March 12, 2025, in Case No.: 2024CA002403CAAXWS, of the Circuit Court of Pasco County, Florida, in which Douglas C. McPherson and Dana L. McPherson, are Plaintiff(s), and WW EZ Services, LLC, Pasco County, Florida, State of Florida, Wendall Walker, and Gabor Devenyi, are the Defendant(s), I will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, at 11:00 a.m. on the 9th day of July, 2025, the following described property set forth in the Uniform Final Judgment:</div> <div>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.</div> <div>First publication of this Notice on June 20, 2025 in La Gaceta.</div> <div>Second publication of this Notice on June 27, 2025 in La Gaceta.</div> <div>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</div> <div>If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.</div> <div>PREPARED BY: Roland D. Waller FBN: 139706 5332 Main Street New Port Richey, FL 34652</div> <div>6/20-6/27/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC0001756CCAXES</div> <div>MIRADA VILLAS HOMEOWNER'S ASSOCIATION, INC., Plaintiff, vs. TEODORO EFRAIN HERNANDEZ, Defendant.</div> <div>NOTICE OF ACTION</div> <div>TO: Teodoro Efrain Hernandez 31268 Mango Fade Way San Antonio, FL 33576</div> <div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</div> <div>Lot 91, Block 23, MIRADA PARCEL 16-1, according to the plat as recorded in Plat Book 80, Pages 84 through 90, of the Public Records of Pasco County, Florida.</div> <div>and more commonly known as 31268 Mango Fade Way, San Antonio, FL 33576.</div> <div>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Brittnie Burns, Esq. Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 7/21/2025.</div> <div>This notice shall be published once each week for two consecutive weeks in La Gaceta Newspaper.</div> <div>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (described notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court on this 16th day of June, 2025.</div> <div>/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</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PINELLAS COUNTY<p>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' Association, Inc.</p><p>EXHIBIT "A" – NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE</p><p>Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount</p><p>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, Dover, Florida 33527, Unit 109, Week 52, 05/01/2022, \$2,283.19, \$-0-; Patrick Borchard, Andrea Borchard, 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, 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, Columbus, Indiana 47203, Unit 110, Week 18, 05/01/2023, \$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 M3B 1E7, Unit 110, Week 17, 05/01/2022, \$1,699.43, \$-0-; Ian G. Forstier, 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 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 208, Week 26, 05/01/2023, \$2,283.19, \$-0-; Margaret H. Owens, Earl E. Grace, Betty L. Grace, Earl E. Grace, III, 9234 Saucedo Drive, Helotes, Texas 78023, Unit 104, Week 45, 05/01/2024, \$1,586.62, \$-0-; Yanila Tharani, 8025 SW 81st Loop, Ocala, Florida 34476, Unit 104, Week 40, 05/01/2023, \$2,283.19, \$-0-.</p><p>6/27-7/4/25LG 2T</p><p>-----</p><p>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</p><p>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:</p><p>CHOCO ENGLISH</p><p>Owner: Puesto Crecer LLC 7901 4th St N, Ste 300 St. Petersburg, FL 33702</p><p>6/27/25LG 1T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004587-ES Division 003</p><p>IN RE: ESTATE OF JOSEPH AMES VIVARI, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of JOSEPH AMES VIVARI, deceased, whose date of death was April 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of 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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: BRUCE VIVARI 12605 St. James Road Rockville, MD 20850</p><p>Attorney for Personal Representative: /s/ Nicholas J. Grimaudo NICHOLAS J. GRIMAUDO Florida Bar Number: 71893 Johnson, Pope, Bokor, Ruppel & Burns, LLP</p></div>	<div>PINELLAS COUNTY<p>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</p><p>6/27-7/4/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004050-ES</p><p>IN RE: ESTATE OF HUMBERTO JOSE DELGADO-JENKINS Deceased</p><p>NOTICE TO CREDITORS</p><p>The 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: JESUS HUMBERTO DELGADO-JENKINS 855 Harbor Court Southlake, TX 76092</p><p>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 W. Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</p><p>6/27-7/4/25LG 2T</p><p>-----</p><p>NOTICE OF DEFAULT AND INTENT TO FORECLOSE ALL SEASONS VACATION RESORT CONDOMINIUM</p><p>Pursuant to Section 721.855, Florida Statutes, ALL SEASONS VACATION RESORT CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as "ALL SEASONS"), has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, and recorded in O.R. Book 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 RESORT CONDOMINIUM, (formerly known as FOUR SEASONS VACATION RESORT) a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5978, Page 1994, as amended and as per plat recorded in Condominium Plat Book 84, Page 9, all being in the Public Records of Pinellas County, Florida, having an address of 13070 Gulf Blvd., Madeira Beach, FL 33708 (herein "Timeshare Plan (Property) Address"). As a result of the aforementioned default, ALL SEASONS hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by ALL SEASONS in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Pinellas County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Pinellas County newspaper, provided such a newspaper exist at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the Trustee the enclosed objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned Trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the Trustee's sale of your timeshare interest and redeem your timeshare interest by paying</p></div>	<div>PINELLAS COUNTY<p>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.</p><p>EXHIBIT "A" – NOTICE OF DEFAULT AND INTENT TO FORECLOSE</p><p>Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount</p><p>J. David Kelly, 661 Paseo Companeros, Chico, California 95928, Unit 407, Week 47, 01/01/2015, \$4,871.52, \$-0-.</p><p>6/27-7/4/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-005168-ES</p><p>IN RE: ESTATE OF HENRY GRANT, Deceased.</p><p>NOTICE TO CREDITORS</p><p>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 below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: FRANCES ANN CAMPBELL 555 Belcher Road South #L-201 Largo, Florida 33771</p><p>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@clearwaterprobateattorney.com</p><p>6/27-7/4/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004768-ES</p><p>IN RE: ESTATE OF TIMOTHY DAVID SMITH JR. Deceased.</p><p>NOTICE TO CREDITORS</p><p>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 set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p></div>	<div>PINELLAS COUNTY<p>Personal Representative: /s/ Jasmen Nicole Anderson 313 Sand Pine Drive Midway, Florida 32343</p><p>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</p><p>6/27-7/4/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. MICHAEL J. BOOTH; et al., Defendants. Case No: 24-003458-CI NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated June 9, 2025, and entered in Case No. 24-003458-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein BRIGHTHOUSE LIFE INSURANCE COMPANY, is the Plaintiff and MICHAEL J. BOOTH; DAWN A. BOOTH; WILMINGTON SAVINGS FUND SOCIETY, FSB; JPMORGAN CHASE BANK, N.A.; ABSOLUTE RESOLUTIONS INVESTMENTS, LLC; SOFI LENDING CORP. AS SERVICER AND ATTORNEY IN FACT FOR WILMINGTON TRUST AS TRUSTEE OF SOFI CONSUMER LOAN PROGRAM GRANTOR TRUST 2018-4; BELLE HARBOR OWNERS ASSOCIATION INC., are the Defendant Ken Burke, Pinellas County Clerk of Courts will sell to the highest and best bidder for cash on September 23, 2025, at www.pinellas.realeforeclose.com at 10:00 a.m. on the following described property set forth in said Final Judgment, to wit: THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 56, BELLE HARBOR - PHASE II, A CONDOMINIUM, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OFCASE NO: 24-003458-CI LLS13353-Booth 2 CONDOMINIUM OF BELLE HARBOR - PHASE II, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 13739, PAGE 242, AND ANY AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 133, PAGES 11-36 AND CONDOMINIUM PLAT BOOK 136, PAGES 19-48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Commonly known as: 505 Mandalay Ave #56, Clearwater Beach, FL 33767 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED June 12th, 2025 /s/ J. Bennett Kitterman J. Bennett Kitterman, Esq. Florida Bar No. 98636 Lender Legal PLLC 1800 Pembroke Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bkitterman@lenderlegal.com EService@LenderLegal.com 12THCASE NO: 24-003458-CI LLS13353-Booth 3 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this notice, please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/ TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. 11080-1015523</p><p>-----</p><p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004623-ES Division 003</p><p>IN RE: ESTATE OF JOYCE M. STELLA, Deceased.</p><p>NOTICE TO CREDITORS</p><p>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</p></div>	<div>PINELLAS COUNTY<p>below.</p><p>All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: MICHELLE MELANSON 3515 Kent Path Court Lithia, FL 33547</p><p>Attorney for Personal Representative: Tyler J. Willis Attorney Florida Bar Number: 1033425 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: twillis@jpfirm.com Secondary E-Mail: kimh@jpfirm.com</p><p>6/27-7/4/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004110-ES Section 003</p><p>IN RE: ESTATE OF EMMETT WARREN JONES, JR., A/K/A EMMETT W. JONES, A/K/A EMMETT JONES, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of EMMETT WARREN JONES, JR., A/K/A EMMETT W. JONES, A/K/A EMMETT JONES, deceased, whose date of death was April 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: GEORGE TRIMBLE JONES 117 Harbor Drive Palm Harbor, FL 34683</p><p>Attorney for Personal Representative: MICHAEL G. LITTLE Florida Bar Number: 0861677 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: mikel@jpfirm.com Secondary E-Mail: kimh@jpfirm.com</p><p>6/20-6/27/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004565-ES</p><p>IN RE: ESTATE OF VICKI LEE DAVIS Deceased</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of VICKI LEE DAVIS, deceased, whose date of</p><p>(Continued on next page)</p></div>

PINELLAS COUNTY	PINELLAS COUNTY	PINELLAS COUNTY	PINELLAS COUNTY	PINELLAS COUNTY	PINELLAS COUNTY
<p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>Personal Representative: CHEYANNE HOPE COLLINS 125 East Quincy Avenue Knoxville, TN 37917</p> <p>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-002675-ES Section 003</p> <p>IN RE: ESTATE OF BRENDA LACKEY MITCHELL Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>The administration of the estate of Brenda Lackey Mitchell, deceased, whose date of death was April 6, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>Personal Representatives: Charlotte Mitchell Hemmings 6735 Hockett Country Ln. Pleasant Garden, NC 27313 Linda Mitchell Allen 810 29th Ave. N. St. Petersburg, Florida 33704</p> <p>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@lrirlaw.com Secondary E-Mail: grichards@lrirlaw.com</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>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</p> <p>REGIONS BANK, Plaintiff, -vs- LESLIE A. BROUGH f/k/a LESLIE STUMPO and FRANK J. PAVLUK a/k/a FRANK JOSEPH PAVLUK; if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or</p>	<p>against the above-named Defendants; DISCOVER BANK; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants.</p> <p>NOTICE OF SALE</p> <p>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:</p> <p>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,</p> <p>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.</p> <p>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.</p> <p>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>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.</p> <p>DATED this 17th day of June, 2025.</p> <p>ROD B. NEUMAN, Esquire For the Court</p> <p>By: /s/ ROD B. NEUMAN, Esquire Gibbons Neuman 3321 Henderson Blvd, Tampa, FL 33609</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 24-007908-CO</p> <p>ESTANCIA TOWNES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. THE ESTATE OF BERTHA T. PHILLIPS and UNKNOWN TENANT, Defendants.</p> <p>NOTICE OF ACTION</p> <p>STATE OF FLORIDA</p> <p>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.</p> <p>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida:</p> <p>Lot 30, ESTANCIA TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 93, Pages 13-15, Public Records of Pinellas County, Florida.</p> <p>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:</p> <p>SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.</p> <p>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</p> <p>DATED on this 16th day of June, 2025.</p> <p>Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165</p> <p>By: /s/ Jessica Zovich Deputy Clerk</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-002673-CO</p> <p>PINE MEADOWS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF FRED N. CROSS and UNKNOWN TENANT, Defendants.</p> <p>NOTICE OF ACTION</p> <p>STATE OF FLORIDA</p> <p>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.</p> <p>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida:</p> <p>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</p>	<p>5162, Page 1118 through 1165 inclusive, as amended by instrument recorded in Official Records Book 5177, Page 1721, of the Public Records of Pinellas County, Florida, and all recorded and unrecorded amendments thereto, and together with an undivided interest or share in the common elements appurtenant thereto.</p> <p>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:</p> <p>SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.</p> <p>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</p> <p>DATED on this 16th day of June, 2025.</p> <p>Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165</p> <p>By: /s/ Jessica Zovich Deputy Clerk</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-004771-CI Division: Section 11</p> <p>ACHIEVA CREDIT UNION, a Florida State Chartered Credit Union, Plaintiff, -vs- BRENDA KAY TAYLOR and UNKNOWN SPOUSE OF BRENDA KAY TAYLOR; if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; BAY VISTA ESTATE PROPERTY OWNERS ASSOCIATION, INC., UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants.</p> <p>NOTICE OF SALE</p> <p>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:</p> <p>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,</p> <p>at public sale, to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m. on July 23, 2025.</p> <p>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.</p> <p>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>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.</p> <p>DATED this 13th day of June, 2025.</p> <p>VICTOR H. VESCHIO, Esquire For the Court</p> <p>By: /s/ Victor H. Veschio, Esquire Gibbons Neuman 3321 Henderson Blvd, Tampa, FL 33609</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 24-007908-CO</p> <p>ESTANCIA TOWNES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. THE ESTATE OF BERTHA T. PHILLIPS and UNKNOWN TENANT, Defendants.</p> <p>NOTICE OF ACTION</p> <p>STATE OF FLORIDA</p> <p>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.</p> <p>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida:</p> <p>Condominium Unit No. 1, Building A, of PINE MEADOWS, a condominium, according to the map or plat thereof as recorded in Plat Book 93, Pages 13-15, Public Records of Pinellas County,</p>	<p>Florida.</p> <p>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:</p> <p>SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.</p> <p>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</p> <p>DATED on this 16th day of June, 2025.</p> <p>Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165</p> <p>By: /s/ Jessica Zovich Deputy Clerk</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-002673-CO</p> <p>PINE MEADOWS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ESTATE OF FRED N. CROSS and UNKNOWN TENANT, Defendants.</p> <p>NOTICE OF ACTION</p> <p>STATE OF FLORIDA</p> <p>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.</p> <p>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida:</p> <p>Condominium Unit No. 1, Building A, of PINE MEADOWS, a condominium, according to the Plat thereof recorded in Condominium Plat Book 48, Page 109, and being further described in that certain Declaration of Condominium recorded in Official Records Book 5162, Page 1118 through 1165 inclusive, as amended by instrument recorded in Official Records Book 5177, Page 1721, of the Public Records of Pinellas County, Florida, and all recorded and unrecorded amendments thereto, and together with an undivided interest or share in the common elements appurtenant thereto.</p> <p>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:</p> <p>SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.</p> <p>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</p> <p>DATED on this 16th day of June, 2025.</p> <p>Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165</p> <p>By: /s/ Jessica Zovich Deputy Clerk</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001706-ES Division Probate</p> <p>IN RE: ESTATE OF PATRICIA CAROL WILLEY-MALIA a/k/a PATRICIA MALIA Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>The administration of the estate of PATRICIA CAROL WILLEY-MALIA a/k/a PATRICIA MALIA, deceased, whose date of death was January 26, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their</p>	<p>claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>Personal Representative: BRANDON WILLEY 18219 Galveston St. Spring Hill, Florida 34610</p> <p>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</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-002673-ES Section 003</p> <p>IN RE: ESTATE OF WILLIAM THOMAS MITCHELL Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>The administration of the estate of William Thomas Mitchell, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Clearwater, Florida 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 20, 2025.</p> <p>Personal Representatives: Charlotte Mitchell Hemmings 6735 Hockett Country Ln. Pleasant Garden, NC 27313 Linda Mitchell Allen 810 29th Ave. N. St. Petersburg, Florida 33704</p> <p>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@lrirlaw.com Secondary E-Mail: grichards@lrirlaw.com</p> <p>6/20-6/27/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-004964-ES</p> <p>IN RE: ESTATE OF DONNA M. CRITZER, Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>The administration of the estate of DONNA M. CRITZER, deceased, whose date of death was May 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their</p>	

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>POLK COUNTY</div><div><p>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.</p><p>DATED at Polk County, Florida, this 16th day of June, 2025.</p><p>RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com</p><p>By: /s/ Brittany L. Harvey Brittiany L. Harvey, Esq. Florida Bar No. 124795</p><p>105126/TL</p><p>6/20-6/27/25LG 2T</p></div><div><div>IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 2025CC-001224-0000-00</div><div><p>BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,</p><p>vs.</p><p>YOLANDO SILVA and EDITH SILVA, husband and wife and UNKNOWN TENANT, Defendants.</p></div><div>NOTICE OF ACTION</div><div>STATE OF FLORIDA</div><div><p>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.</p><p>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Polk County, Florida:</p><p>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.</p><p>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:</p><p>SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. Default Date: July 24, 2025.</p><p>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (863) 534-4686. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</p><p>DATED on this 17th day of June, 2025.</p><p>Stacy M. Butterfield Clerk of the Circuit Court</p><p>By: /s/ Asuncion Nieves Deputy Clerk</p><p>6/20-6/27/25LG 2T</p></div><div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>Case No.: 2025-CC-001188</div><div><p>Stonewood Crossing Homeowners Association, Inc., Plaintiff,</p><p>vs.</p><p>The Estate of Richard C. Brickner; et al. Defendant(s).</p></div><div>NOTICE OF ACTION</div><div>TO: The Estate of Richard C. Brickner 208 Feldspar St Haines City, FL 33844</div><div><p>YOU ARE NOTIFIED that an action for declaratory judgment, injunctive relief, and monetary judgment on the following property has been filed in Polk County, Florida:</p><p>LOT 18, STONEWOOD CROSSINGS - PHASE 1, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p><p>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.</p><p>Dated this 13th day of June, 2025</p><p>Stacy M. Butterfield Clerk of Courts</p><p>By: s/ Asuncion Nieves As Deputy Clerk</p><p>6/20-7/11/25LG 4T</p></div><div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 25-CC-001206</div><div><p>MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC., Plaintiff,</p><p>vs.</p><p>EMILY GONZALEZ AND LUIS REYES, Defendant.</p></div><div>NOTICE OF ACTION</div><div>TO: LUIS REYES 1525 Mattie Pointe Place</div></div></div></div></div>	<div><div>POLK COUNTY</div><div><p>Auburndale, FL 33823</p><p>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Polk County, Florida:</p><p>Lot 107 of MATTIE POINTE, according to the Plat thereof as recorded in Plat Book 185, Page(s) 44, of the Public Records of Polk County, Florida.</p><p>and more commonly known as 1525 Mattie Pointe Place, Auburndale, FL 33823.</p><p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Brittnie Burns, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Default Date: 7/21/2025.</p><p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p><p>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.</p><p>WITNESS my hand and the seal of this Court on this 12th day of June, 2025.</p><p>Stacy M. Butterfield, Clerk of Court</p><p>By: s/ Tamika Joiner Deputy Clerk</p><p>Brittnie M. Burns, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff</p><p>6/20-6/27/25LG 2T</p></div><div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>CASE NO.: 2025-CC-003804</div><div><p>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4, Plaintiff,</p><p>vs.</p><p>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JUDY A. PRATER; ET AL., Defendants.</p></div><div>NOTICE OF ACTION</div><div>TO the following Defendant(s):</div><div><p>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF GARY PRATER, AS AN HEIR TO THE ESTATE OF JUDY A. PRATER 1207 32nd Street NW Winter Haven, FL 33881</p><p>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JUDY A. PRATER 1207 32nd Street NW Winter Haven, FL 33881</p></div><div><p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p><p>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.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p><p>WITNESS my hand and seal of said Court on the 12th day of June, 2025.</p><p>Stacy M. Butterfield, CPA Clerk of the Circuit Court</p><p>By: /s/ Tamika Joiner Deputy Clerk</p><p>6/20-6/27/25LG 2T</p></div><div><div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA</div><div>CASE #: 2024 CA 003396 NC</div><div><p>FIRST NATIONAL ACCEPTANCE COMPANY, Plaintiff</p><p>vs.</p><p>THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND</p></div></div></div></div>	<div><div>SARASOTA COUNTY</div><div><p>ALL OTHERS CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT, DECEASED; ET. AL.; Defendants.</p><p>NOTICE OF FORECLOSURE SALE</p><p>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 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, DECEASED; JOHN P. TOUSIGNANT A/K/A JOHN TOUSIGNANT, AS AN HEIR OF THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT, DECEASED; RICHARD J. TOUSIGNANT A/K/A RICHARD TOUSIGNANT, AS AN HEIR OF THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT, DECEASED; PETER A. TOUSIGNANT A/K/A PETER TOUSIGNANT, AS AN HEIR OF THOMAS TOUSIGNANT A/K/A THOMAS R. TOUSIGNANT, DECEASED; 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:</p><p>LOT 39, TRI PAR ESTATES, FIRST UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 9, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH A 1960 STRN MOBILE 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, SARASOTA, FL 34234.</p><p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p><p>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 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.</p><p>Dated this 19th day of June, 2025.</p><p>/s/ Jason M. Tarokh JASON M. TAROKH Florida Bar # 57611</p><p>TAROKH LAW, PLLC PO Box 10827 Tampa, FL 33679 813-922-5510 E-mail for service: jason@tarokhlaw.com</p><p>6/27-7/4/25LG 2T</p></div><div><div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</div><div>CASE NO. 2025 CA 002508 NC</div><div><p>BANK OF AMERICA, N.A., PLAINTIFF,</p><p>VS.</p><p>SALLY B. MASTOS A/K/A SALLY JANE MASTOS A/K/A SALLY MASTOS, ET AL. DEFENDANT(S).</p></div><div>NOTICE OF ACTION</div><div>TO: UNKNOWN TENANT #1</div><div><p>RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 3120 Gulf Gate Dr, Sarasota, FL 34231</p><p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Sarasota County, Florida:</p><p>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 SARASOTA COUNTY; FLORIDA</p><p>has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before July 28, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.</p><p>This notice shall be published once a week for two consecutive weeks in La Gaceta.</p><p>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 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.</p><p>Date June 19, 2025</p><p>Karen E. Rushing Clerk of the Circuit Court</p><p>By: s/ Glen Kopinsky Deputy Clerk of the Court</p><p>Tromberg, Morris & Partners, PLLC</p><p>6/27-7/4/25LG 2T</p></div></div></div>	<div><div>SARASOTA COUNTY</div><div><p>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</p><p>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:</p><p>EMPLOYLOGIX</p><p>Owner: CLG Consulting Services, LLC 1661 Ringling Blvd. Sarasota, FL 34230</p><p>6/27/25LG 1T</p></div><div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 2025 CP 002931 NC</div><div>Division: Probate</div><div>IN RE: ESTATE OF GARY TYLER Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: /s/ KIMBERLY WALKER 32 Curtiss Street Naugatuck, CT 06770</p><p>Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Email Address: trwals@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</p><p>6/27-7/4/25LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-001890-SC</div><div>IN RE: ESTATE OF GARY STEVEN MINNIEAR AKA GARY S. MINNIEAR Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>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's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 27, 2025.</p><p>Personal Representative: MARK A. RENHOLZBERGER 1737 S. Talbott Street Indianapolis, IN 46225</p><p>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</p><p>6/27-7/4/25LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-002285-SC</div><div>IN RE: ESTATE OF WARREN HARRIS MORGAN a/k/a WARREN H. MORGAN Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>The administration of the estate of</p></div></div></div></div></div>	<div><div>SARASOTA COUNTY</div><div><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 20, 2025.</p><p>Personal Representatives: JENNIFER M. MORGAN 4 Judd Lane Hilton, NY 14468 GREENFIELD SAVINGS BANK, BY JANICE WARD 400 Main Street Greenfield, MA 01301</p><p>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</p><p>6/20-6/27/25LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 002588 SC</div><div>IN RE: ESTATE OF JOEL WILLIAM ARVILLA, Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>The administration of the estate of Joel William Arvilla, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse, if any, is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is June 20, 2025.</p><p>Personal Representative: /s/ Lynn Davis Nebel 3776 Cadbury Circle Venice, Florida 34293</p><p>Attorney for Personal Representative: /s/ Don Weinbren Florida Bar Number: 329452 TRENAM LAW 101 East Kennedy Blvd., Suite 2700 Tampa, Florida 33602 Telephone: (813) 223-7474 Fax: (813) 229-6553 E-Mail: dweinbren@trenam.com Secondary E-Mail: egarcia@trenam.com</p><p>6/20-6/27/25LG 2T</p></div><div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 000275 NC</div><div>Division Probate</div><div>IN RE: ESTATE OF THOMAS A. ANTHONY Deceased.</div><div>NOTICE TO CREDITORS</div><div><p>The administration of the Estate of Thomas A. Anthony, deceased, whose date of death was October 11, 2023, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set</p></div></div></div></div>

LEGAL ADVERTISEMENT

SARASOTA COUNTY

forth below.
All creditors of the Decedent and oth-
er 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 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
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:
Christopher Anthony
6979 CR-575
Bushnell, Florida 33513
Attorney for Personal Representative:
Gregory J. Ritter, Esq.
Florida Bar Number: 373461
MORITT HOCK & HAMROFF LLP
8151 Peters Road, Suite 3100
Plantation, Florida 33324
Telephone: (954) 340-2203
Fax: (954) 340-2211
E-Mail: gritter@moritthock.com
Secondary E-Mail:
saustin@moritthock.com
6/20-6/27/25LG 2T

LEGAL ADVERTISEMENT

SARASOTA COUNTY

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-
rfqs](https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfq.s).
6/27/25LG 1T

LEGAL ADVERTISEMENT

SARASOTA COUNTY

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved Pinellas
County Small Business Enterprise (SBE's) as well as State Disad-
vantage Business Enterprises (DBE) or other subcontractors for
Maintenance of Traffic, Milling, Milling Cleanup, Pavement Mark-
ings/Striping, QC/Testing, Signalization/Loops and Trucking/Haul-
ing 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 specifica-
tions 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

LEGAL ADVERTISEMENT

SARASOTA COUNTY

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 Commu-
nity 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, Florida 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 Redevelop-
ment 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:
1. The consideration being offered for the Property;
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.
LEGAL DESCRIPTION OF CITY OWNED PROPERTIES
PARCEL A:
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.
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 S78°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

LEGAL ADVERTISEMENT

SARASOTA COUNTY

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 pre-
bid conference/site visit will be held Tuesday, July 15, 2025,10:00 a.m.
local time at:
Pre-Bid Conference: Speedway Gas Station - 9515 E Gulf to Lake Hwy,
Inverness, FL 34450.
Site Visit following Pre-Bid Conference: Bryant Slough Project Site, South
Side of Road from 11531 E Gulf-to-Lake Hwy, Inverness, Florida 34450.
Please refer to the solicitation document for more information.
DUE DATE: Tuesday, August 5, at 2:00 p.m. Local Time. Contact: Ari Horowitz
To view or listen to bid opening:
Join Microsoft Teams meeting on your computer or mobile app via
<https://bit.ly/4kXflhK>
Or call in (audio only)
+1 786-749-6127,,374353000# United States, Miami
Phone Conference ID: 374 353 000#
The solicitations may be obtained through the District's Internet website at
<http://www.watermatters.org/procurement> under "View Our Solicitations"
or on DemandStar, www.demandstar.com. For more information contact
Procurement Services at procurement@watermatters.org, (352) 505-
2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.
6/27/25LG 1T

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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.

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 and water main removal; and western adjacent tract of land associated with ingress/egress are located in the Environmental Review due to HUD's aggregation requirements.

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.

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.

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.

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

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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 and water main removal; and western 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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