

CITRUS COUNTY

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

CASE NO.: 2024 CA 000294

PARKS PROPERTY DEVELOPMENT CORPORATION,
Plaintiff,

v.

CHUNG JO HA and MAL SAENG HA,
Defendants.

AMENDED NOTICE OF ACTION

TO: CHUNG JO HA
1294 WELSH ROAD
NORTH WALES, PA 19454
MAL SAENG HA
1294 WELSH ROAD
NORTH WALES, PA 19454

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

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

Lot 7, Block 1157, of CITRUS SPRINGS UNIT 26, a Subdivision according to the Plat thereof, as recorded in Plat Book 9, at Page 7 through 16 inclusive, of the Public Records of Citrus County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 N Apopka Avenue, Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 27th day of June, 2024.

Clerk of the Circuit Court
By: s/ Amanda Serratos
As Deputy Clerk

7/5-7/26/24LG 4T

**NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PROPERTY**

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

CIVIL ACTION NO: 2024 CA 000434 A

IN RE:

MINI FARMS PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff,
vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF FLORENCE ELAINE HORN, DECEASED, et al,
Defendant(s).

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF FLORENCE ELAINE HORN, DECEASED
LAST KNOWN ADDRESS: UNKNOWN

NOTICE FOR PUBLICATION

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in CITRUS County, Florida:

PARCEL NO. 25, OF MINI FARMS, UNIT NO. 10, LEGALLY DESCRIBED AS: THE NE ¼ OF THE SW ¼ OF THE SE ¼ OF THE NE ¼ OF SECTION 24, TOWNSHIP 17 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA. SUBJECT TO A 25 FOOT WIDE EASEMENT ALONG THE EAST BOUNDARY THEREOF FOR ROAD RIGHT-OF-WAY.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for MINI FARMS PROPERTY OWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in LA GACETA (Newspaper).

WITNESS my hand and the seal of said court at CITRUS County, Florida on this 27th day of June, 2024.

Angela Vick
As Clerk, Circuit Court
Citrus County, Florida

By: s/ Amanda Serratos
As Deputy Clerk

s/ Jared Block, Esq.
Florida Community Law Group, P.L.
P.O. Box 292965, Davie, FL 33329-2965

7/5-7/12/24LG 2T

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

CASE NO.: 2022 CA 000578 A
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,

VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OLGA NAN KEANE, ET AL.,
DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of June, 2024, and entered in Case No. 2022 CA 000578 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County,

CITRUS COUNTY

Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF OLGA NAN KEANE, CHRISTOPHER A. NEELEY, NICOLE M. NEELEY, UNKNOWN SPOUSE OF OLGA NAN KEANE, DAVID MICHAEL NEELEY and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angela Vick as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus.realforeclose.com at 10:00 A.M. on the 22nd day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20, BLOCK 331 OF INVERNESS HIGHLANDS WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 19 THROUGH 33, OF PUBLIC RECORDS OF CITRUS 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 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: Carl Hall at (352) 527-7600.

Dated this 27th day of June, 2024.

By: /s/ Liana R. Hall

Liana R. Hall
Bar No. 73813
11080-994426

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

CASE NO.: 2022 CA 000372 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 RALPH T. DUNN, ET AL.,
DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 18th day of June, 2024, and entered in Case No. 2022 CA 000372 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RALPH T. DUNN, UNKNOWN BENEFICIARIES OF THE RALPH DUNN TRUST DATED MARCH 6, 1996 AS REINSTATED ON MARCH 31, 1997, THERON A. DUNN, THERON A. DUNN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RALPH T. DUNN, THERON A. DUNN, AS SUCCESSOR TRUSTEE OF THE RALPH DUNN TRUST DATED MARCH 6, 1996 AS REINSTATED ON MARCH 31, 1997, RICHARD ALLEN DUNN, and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A THERON DUNN are defendants. Angela Vick as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus.realforeclose.com at 10:00 A.M. on the 19th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE COUNTY OF CITRUS STATE OF FLORIDA.

LOT 2: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 680.40 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 36 SECONDS EAST, A DISTANCE OF 606.18 FEET TO POINT OF BEGINNING; THENCE NORTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 658.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH OLD JONES ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 180, PAGES 65,66 AND 67 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 12 DEGREES 28 MINUTES 05 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 632.55 FEET TO A POINT BEING 100.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST, PARALLEL TO SAID NORTH LINE A DISTANCE OF 645.74 FEET; THENCE SOUTH 01 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF 628.87 FEET TO A POINT BEING SOUTH 89 DEGREES 37 MINUTES 53 SECONDS EAST, 104.30 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 104.30 FEET TO THE POINT OF BEGINNING. RESERVING AN EXCLUSIVE ACCESS EASEMENT ACROSS THE NORTHERLY 20.00 FEET THEREOF. AND RESERVING AN EXCLUSIVE ACCESS EASEMENT

CITRUS COUNTY

ACROSS THE SOUTHERLY 25.00 FEET THEREOF. TOGETHER WITH AN EXCLUSIVE ACCESS EASEMENT FOR MAINTENANCE OF WELL FOR LOT 2: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 21, SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA;

THENCE SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11, DISTANCE OF 680.40 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 36 SECONDS EAST, A DISTANCE OF 606.18 FEET, THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 104.30 FEET, THENCE NORTH 01 DEGREES 47 MINUTES 27 SECONDS EAST, A DISTANCE OF 38.72 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01 DEGREES 47 MINUTES 27 SECONDS EAST, A DISTANCE OF 15.58 FEET, THENCE SOUTH 89 DEGREES 37 MINUTES 53 SECONDS EAST, A DISTANCE OF 11.90 FEET, THENCE SOUTH 01 DEGREES 47 MINUTES 27 SECONDS WEST, A DISTANCE OF 15.58 FEET, THENCE NORTH 89 DEGREES 37 MINUTES 53 SECONDS WEST, A DISTANCE OF 11.90 FEET, TO THE POINT OF BEGINNING. SITUATED AND BEING IN SECTION 11, TOWNSHIP 21 SOUTH, RANGE 19 EAST, CITRUS 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 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: Carl Hall at (352) 527-7600.

Dated this 20th day of June, 2024.

By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
11080-994014

**IN THE CIRCUIT COURT FOR
CITRUS COUNTY, FLORIDA**

PROBATE DIVISION
File No.: 2023-CP-1079

IN RE: ESTATE OF
NANCY EMELINE CARDINELL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NANCY EMELINE CARDINELL, deceased, whose date of death was August 7, 2023, File Number 2023-CP-1079, is pending in the Circuit Court for Citrus County, Fl, Probate Division, the address of which is 110 North Apopka Ave, Inverness, Florida 34450.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is June 28, 2024.

Personal Representative:

JOHN F. GOEBEL
21518 Kramer Street
Saint Clair Shores, MI 48080

Attorney for Personal Representative:

EDWARD W. SOULSBY, B.C.S.
Florida Bar Number: 488216
TROTTER & SOULSBY, P.A.
11834 C.R. 101, Suite 100
The Villages, FL 32162
Telephone: (352) 205-7245
Fax: (352) 205-7305
Email: ed@trotterlaw.com
2nd Email: anne@trotterlaw.com

6/28-7/5/24LG 2T

**IN THE CIRCUIT COURT FOR
CITRUS COUNTY, FLORIDA**

PROBATE DIVISION
File No. 2024-CP-000443 A

IN RE: ESTATE OF
TIMOTHY JOSEPH WATSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of TIMOTHY JOSEPH WATSON, deceased, whose date of death was February 11, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights

CITRUS COUNTY

at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.22111, Florida Statutes.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:

CHRISTINA DE NYSE
3200 Bentley Drive
Palm Harbor, FL 34684

Attorney for Personal Representative:

Lauren Ashley Silvers
Florida Bar Number: 1028165
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd, Suite 101
Tampa, FL 33603
Telephone: (813) 225-1918
Fax: (813) 225-2531
E-Mail: laspleadings@whhlaw.com

6/28-7/5/24LG 2T

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

CASE NO.: 24000831CA

DAVID I. PAREDES,
Plaintiff,

v.

ELIZABETH E. YONKATIS
Defendants.

NOTICE OF ACTION

TO: ELIZABETH E. YONKATIS
653 Elwood Street
Forked River, NJ 08731

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

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

Lot 27, Block 210, PORT CHARLOTTE SUBDIVISION, SECTION 23, a Subdivision according to the plat thereof as recorded in Plat Book 5, Pages 14A thru 14E of the Public Records of Charlotte County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 N Apopka Ave, Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 3rd day of June, 2024.

Clerk of the Circuit Court

6/14-7/5/24LG 4T

HERNANDO COUNTY

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

CASE NO.: 2024-CA-000202

CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff,

vs.

MATTHEW G. DALLAS, ET AL.,
Defendants.

NOTICE OF ACTION

TO: MATTHEW G. DALLAS
6433 Sunnyside Ranch Rd.
Brooksville, FL 34602

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

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

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

THE NORTH ½ OF THE EAST 375.00 FEET OF THE SOUTHEAST ¾ OF THE SOUTHEAST ¾ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA. LESS THE SOUTH 30.00 FEET THEREOF AND LESS THE EAST 15.00 FEET THEREOF FOR ROADWAY AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 30.00 FEET OF THE SOUTH 100.00 FEET, LESS THE EAST 15.00 FEET.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Nicole R. Ramirez, Storey Law Group, 221 NE Ivanhoe Blvd.,

HERNANDO COUNTY

Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, July 5, 2024, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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 provision of certain assistance. Please contact the ADA Coordinator for Hernando County, Peggy Welch, at (352) 754-4402, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 26th day of June, 2024.

Doug Chorvat, Jr.
Clerk of Circuit Court
By: /s/ Sonya Sanders
Deputy Clerk

7/5-7/12/24LG 2T

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

CASE NO.: 22000478CAAXMX
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

LINDA S. CHICOINE, GEORGE T. CHICOINE II, ET AL.,
DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule the July 16, 2024 Foreclosure Sale dated the 24th day of June, 2024, and entered in Case No. 22000478CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and GEORGE T. CHICOINE II; LINDA S. CHICOINE; CATHY WRIGHT; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash will be held outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 AM on the 8th day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK 113, SPRING HILL UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 65 THROUGH 79, OF THE PUBLIC RECORDS OF HERNANDO 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 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 25th day of June, 2024.

Doug Chorvat, Jr.
Clerk of the Circuit Court
By: /s/ signed by Deputy Clerk
Deputy Clerk
11080-994422

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

Case No.: 23-CP-001190

IN RE: ESTATE OF
RICHARD L. O'CALLAGHAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard O'Callaghan, deceased, whose date of death was May 11, 2023, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 733.7

HERNANDO COUNTY

Email Address:
brice@zoeckleinlaw.com
Florida Bar No. 85615
Zoecklein Law, P.A.
150 E. Bloomingdale Ave.
Brandon, FL 33511

6/28-7/5/24LG 2T

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

Case No.: 2021-CA-335

THALIA HOMES, LLC,
Plaintiff,

v.

BENEFICIARIES OF THE ESTATE OF
TIMOTHY ADAMS
Defendant.

NOTICE OF ACTION

TO: BENEFICIARIES OF THE ESTATE
OF TIMOTHY ADAMS, DECEASED
LAST KNOWN ADDRESS:
7369 Sealawn Dr. Spring Hill, FL 34606

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

Lots 5 and 6, Block 2, WEEKI WACH-
EE ACRES ADDITION, UNIT 1, ac-
cording to the map or plat thereof,
as recorded in Plat Book 6, Page 92,
of the Public Records of Hernando
County, Florida.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, not more than thirty
(30) days after the first publication of this
notice on the Plaintiff's attorney, DeWitt
Law Firm, P.A., whose address is 1560
W. Cleveland St., Tampa, FL 33606, and
file the original with this Court at Hernando
County's Government Center, 20 N. Main
St., Brooksville, FL 34601, either before
service on Plaintiff's attorney or immedi-
ately thereafter, otherwise a default will
be entered against you for the relief de-
manded in the Complaint.

This notice shall be published once each
week for four consecutive weeks in the La
Gaceta newspaper.

WITNESS my hand and the seal of this
Court on this 18th day of October, 2023.

Doug Chorvat, Jr.
Clerk of the Circuit Court

By: /s/ Sonya Sanders
Deputy Clerk

DeWitt Law Firm, P.A.

6/28-7/19/24LG 4T

HILLSBOROUGH COUNTY

**IN THE THIRTEENTH JUDICIAL
CIRCUIT IN AND FOR HILLSBOROUGH
COUNTY, FLORIDA**
PROBATE DIVISION
CASE: 24-CP-001123
DIVISION: A

IN RE: ESTATE of
BAILEY WALKER JR,
Deceased.

**AMENDED PETITION FOR
FORMAL ADMINISTRATION
(Intestate)**

COMES NOW Petitioner Irvin Singletary
by and through his undersigned counsel
and states the following:

1. Petitioner has an interest in the above
estate as the nephew of the decedent. The
names and addresses of all beneficiaries
are set forth in paragraph 3 and the name
and office address of the Petitioner's attor-
ney is set forth at the end of this petition.

2. Decedent BAILEY WALKER, JR. died
August 31, 2023, at age 69, in Tampa, Hill-
sborough County, Florida. Decedent's So-
cial Security Number is xxxxxx 9449. The
Decedent's last known address was 3303
E 12th Avenue, Tampa, Florida 33605.

3. As far as is known the names of the
beneficiaries of this estate if any, their ad-
dresses and relationships to decedent,
and the dates of birth of any who are mi-
nors, are:

NAME/RELATION	ADDRESS
Curtis Walker Brother/Waiver	3303 E. 12th Ave. Tampa, FL 33605
Margaret Walker Deceased Sister	
Benjamin Walker Brother/Waiver	21121 E. Hanna Ave. Tampa, FL 33610
Irvin Singletary Nephew	2402 Glenwood Tampa, FL 33602

4. After the exercise of reasonable dili-
gence, the Petitioner is not aware of an
unrevoked will.

5. I have never been convicted of a felo-
ny. I have never been convicted in any
state or foreign jurisdiction of an abuse
of an elderly person or disabled adult,
as terms are defined in section 825.101,
Florida Statutes.

6. The Decedent was domiciled in Tam-
pa, Hillsborough County, Florida.

7. There are not any probate proceed-
ings for the Decedent taking place in an-
other state or jurisdiction of this state.

8. Petitioner is entitled to administration
because:

a. To the best knowledge of the petition-
er, the value of the entire estate subject
to administration in this state, the value
of property exempt from the claims of
creditors, does exceed \$75,000.

9. The following is a complete list of the
assets in this estate and their estimated
values, together with those assets claimed
to be exempt:

Assets	Estimated Value
2402 Glenwood Drive, Tampa, Florida 33602	\$249,347

Legally Described as:
Plat Book 10/ Page 6,
Neighborhood: 6204004.00
South Tampa Heights Area,
Subdivision 450 Ridgewood Park,
Folio No.: 1834380000, Public
Records of Hillsborough County, Fla

10. With respect to claims of creditors:
a. The estate has one known creditor.

HILLSBOROUGH COUNTY

b. The estate is indebted. Petitioner ac-
knowledges that any known or reason-
ably ascertainable creditor who did not
receive notice of this petition and for
whom provision for payment was not
made may enforce the claim and, if the
creditor prevails, shall be awarded rea-
sonable attorney's fees as an element
of costs against those who joined in the
petition.

11. It is proposed that all assets of the
decedent, including exempt property, be
distributed to the following:

Name	Asset	Share or Amount
Irvin Singletary (Nephew)	2402 Glenwood Drive, Tampa, Fla	100%

The petitioner requests a notice of hear-
ing on this petition and requests that an
order of administration be entered direct-
ing distribution of the assets in the estate
in accordance with the schedule set forth
in paragraph 11 of this petition.

Dated 6/18/2024

STATE OF FLORIDA
HILLSBOROUGH COUNTY

I Irvin Singletary, under the penalties of
perjury swear that all of the forgoing state-
ments are true.

/s/ Irvin Singletary
s/ Lara B Ciampa, Notary Public
Respectfully submitted,
s/ Carl Hayes
CARL HAYES
FBN 942995
P.O. Box 9454
Tampa, FL 33674
carlrolandhayes@gmail.com

7/5-7/12/24LG 2T

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

CASE NO.: 22-DP-178 DIVISION: S

IN THE INTEREST OF:

S.S. DOB: 12/25/2019
Minor Child

NOTICE OF ACTION

THE STATE OF FLORIDA:

TO: Tanya Torres (mother)
DOB: 04/21/1988
Last Known Address: Homeless

A Petition for Termination of Parental
Rights under oath has been filed in this
court regarding the above-referenced chil-
dren. You are to appear at the **Edgecomb
Courthouse 800 E. Twiggs Street, Court
Room 312, Tampa, Florida 33602** for a
TERMINATION OF PARENTAL RIGHTS
ADVISORY HEARING. You must appear
on the date and at the time specified.

This action is set before the **Honorable
Leslie Schultz-Kin, Judge of the Circuit
Court at 2:30 p.m. on August 12, 2024.**

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

**FAILURE TO PERSONALLY APPEAR
AT THIS ADVISORY HEARING CON-
STITUTES CONSENT TO THE TERMI-
NATION OF PARENTAL RIGHTS OF THIS
CHILD. IF YOU FAIL TO APPEAR ON
THE DATE AND TIME SPECIFIED, YOU
MAY LOSE ALL LEGAL RIGHTS AS A
PARENT TO THE CHILD WHOSE INI-
TIALS APPEAR ABOVE.**

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

PLEASE BE GOVERNED ACCORDINGLY

Witness my hand and seal as the Clerk
of said court, this 1st day of July, 2024
Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida

7/5-7/26/24LG 4T

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

CASE NO.: 21-DP-944 DIVISION: C

IN THE INTEREST OF:

A.C. 8/21/2021
Minor Child

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

STATE OF FLORIDA

TO: Corey Terrell Coleman
DOB: 11/02/1993
Last Known Address: Unknown

A Petition for Termination of Parental
Rights under oath has been filed in this
court regarding the above-referenced chil-
dren. You are to appear before the Hon-
orable Daryl M. Manning, at **10:45 a.m.
on August 12, 2024**, at 800 E. Twiggs
Street, Court Room 308, Tampa, Florida
33602 for a TERMINATION OF PAREN-
TAL RIGHTS ADVISORY HEARING. You
must appear on the date and at the time
specified.

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

Pursuant to Administrative Order

HILLSBOROUGH COUNTY

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

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

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

Witness my hand and seal of this court
at Tampa, Hillsborough County, Florida
on 6/26/2024.

Cindy Stuart
Hillsborough County Clerk of Court
By: s/ Indray Zelaya
Deputy Clerk

7/5-7/26/24LG 4T

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

CASE NOS.: 22-DP-88 & 22-DP-775

DIVISION: D

IN THE INTEREST OF:

C.P. DOB: 12/01/2021, 22-DP-88
O.P. DOB: 10/23/2022, 22-DP-775
MINOR CHILDREN

NOTICE OF ACTION

TO: MIGUEL FELIX, address unknown

YOU ARE HEREBY NOTIFIED that the
State of Florida, Department of Children
and Families, has filed a Petition to ter-
minate your parental rights and permanently
commit the following children for adoption:
C.P. born on 12/1/2021 and O.P. born
on 10/23/2022. You are hereby **com-
manded** to appear on August 13, 2024,
at 11:15 AM before the Honorable Lisa D.
Campbell at the Hillsborough Courthouse,
Edgecomb Courthouse, 800 East Twiggs
Street, Courtroom 310, Tampa, FL 33602,
for an **ADVISORY HEARING**.

**FAILURE TO PERSONALLY APPEAR
AT THIS ADVISORY HEARING CON-
STITUTES CONSENT TO THE TERMI-
NATION OF PARENTAL RIGHTS OF THIS
CHILD (OR CHILDREN). IF YOU FAIL
TO APPEAR ON THE DATE AND TIME
SPECIFIED, YOU MAY LOSE ALL LEG-
AL 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 par-
ticipate in this proceeding, you are entitled,
at no cost to you, to the provision of certain
assistance. Please contact the Court at
least 7 days before your scheduled court
appearance, 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.

WITNESS my hand as Clerk of said
Court and the Seal thereof, this 27th day
of June, 2024.

Cindy Stuart, Clerk of Court

7/5-7/26/24LG 4T

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **7/24/2024 at 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in 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 23-0003764
NAME OF VIOLATOR: TONI M AND JASON WOFFORD
LOCATION OF VIOLATION: 6914 S SHAMROCK RD, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: PORT TAMPA CITY A RESUBDIVISION OF BLKS 87 AND 88
LOTS 11 TO 13 INCL AND W 5 FT OF CLOSED ALLEY ABUTTING ON E BLOCK 88
LESS N 13 1/3 FT OF SD LOT THEREOF
FOLIO: 138408.0000

CASE NO: COD-23-0004927
NAME OF VIOLATOR: ROMAERE AND SABOT V RODRIGUEZ
LOCATION OF VIOLATION: 2318 S HUBERT AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: FOREST PARK LOT 10 AND N 1/2 OF LOT 11 AND W 1/2
CLOSED ALLEY ABUTTING THEREON
FOLIO: 120062.0000

CASE NO: COD-23-0005420
NAME OF VIOLATOR: CARIDAD GONZALEZ-LIMBERG - REG AGT
LOCATION OF VIOLATION: 1001 N MACDILL AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: TRACT BEG 50 FT E & 50 FT N OF SW COR OF SE 1/4 & RUN
N 175 FT E 162 FT S 75 FT E 75 FT S 100 FT AND W 238 FT MOL TO POB
FOLIO: 179848.0000

CASE NO: COD-23-0005437
NAME OF VIOLATOR: PATRICK F AND CAREY L RIVERS
LOCATION OF VIOLATION: 2912 W MARLIN AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: ASBURY PARK LOT 6 BLOCK 7
FOLIO: 134327.0000

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

6/28-7/19/24LG 4T

HILLSBOROUGH COUNTY

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

File No. 23-CP-003986

IN RE: ESTATE OF
JERRY L. HUGGINS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jerry
L. Huggins, deceased, whose date of
death was January 2, 2023, is pending in
the Circuit Court for Hillsborough County,
Florida, Probate Division, the address
of which is 800 E Twiggs St, Tampa, FL
33602. The names and addresses of the
personal representative and the personal
representative's attorney are set forth be-
low.

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.

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.

The date of first publication of this no-
tice is July 5, 2024.

Personal Representative:

/s/ Suzanne Crace
397 SW Norma Jean Glen
Lake City, FL 32024

Attorney for Personal Representative:

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

7/5-7/12/24LG 2T

**IN THE THIRTEENTH CIRCUIT COURT
IN AND FOR HILLSBOROUGH COUNTY,
STATE OF FLORIDA**
PROBATE DIVISION

FILE NO: 24-CP-000630

DIV.: B

IN RE: ESTATE OF
JOHN G. ELSNER,
Deceased.

NOTICE TO CREDITORS

(summary administration)

TO ALL PERSONS HAVING CLAIMS OR
DEMANDS AGAINST THE ABOVE ES-
TATE:

You are hereby notified that an Order
of Summary Administration has been en-
tered in the estate of JOHN G. ELSNER,
deceased, File Number 24-CP-000630,
by the Circuit Court for Hillsborough
County, Florida, Probate Division the ad-
dress of which is P.O. Box 1110, Tampa,
FL 33601; that the decedent's date of
death was June 1, 2013; that the total
value of the estate is unknown but less
than \$75,000 and that the names and
addresses of those to whom it has been
assigned by such order are: ESTATE OF
MARY LOU ELSNER, c/o 11315 Sylvan
Green Lane, Riverview, FL 33596.

ALL INTERESTED PERSONS ARE NOTI-
FIED THAT:

All creditors of the estate of the deced-
ent and persons having claims or de-
mands against the estate of the decedent

HILLSBOROUGH COUNTY

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. NOT-
WITHSTANDING ANY OTHER APPLICA-
BLE 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 July 5, 2024.

Petitioner:

/s/ Mark C. Elsner
MARK C. ELSNER
11315 Sylvan Green Lane
Riverview, FL 33596

Attorney for Petitioner:

/s/ Emma Hemness
Emma Hemness, Esq.
Florida Bar # 56960
HEMNESS FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, FL 33510-4515
(813) 661-5297
(813) 689-8725 fax
service@hemnesslaw.com
danielle@hemnesslaw.com

7/5-7/12/24LG 2T

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

Case No.: 24-008694

Division: I-P

YECENIA LLERENA MENA,

Petitioner,

and

BARBARO JESUS OJITO LOPEZ,
Respondent.

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

TO: BARBARO JESUS OJITO LOPEZ
Last known address: Unknown

YOU ARE NOTIFIED that an action
for dissolution of marriage has been filed
against you and that you are required to
serve a copy of your written defenses, if
any, to it on YECENIA LLERENA MENA,
whose address is 8216 Greenleaf Cir,
Tampa, FL 33615 on or before 8/6/2024,
and file the original with the clerk of this
Court at 800 E Twiggs St, Tampa FL
33602 before service on Petitioner or im-
mediately 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

HILLSBOROUGH COUNTY

publication of this Notice in the LA GACETA and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Verified Complaint To Foreclose Mortgage.

If you are a person with a disability who needs an accommodation in order to ac-

HILLSBOROUGH COUNTY

cess court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least 7 days before your scheduled court appearance or court activity of the date the service is needed: Complete the Request for Ac-

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **7/10/2024 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-24-0000946

NAME OF VIOLATOR: JENNIFER C MATTHEWS
LOCATION OF VIOLATION: 2609 E 20TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)a
LEGAL DESCRIPTION: GREENVILLE SUBDIVISION PLAT 3 PG 50 LOT 2 BLOC
FOLIO: 188496.0000

CASE NO: COD-24-0001114

NAME OF VIOLATOR: DENNIS HOF
LOCATION OF VIOLATION: 2009 E 5TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(15)c
LEGAL DESCRIPTION: CLARKSON BROS SUBDIVISION E 35 FT OF LOT 5 BLOCK 7
FOLIO: 189968.0000

CASE NO: COD-24-0001187

NAME OF VIOLATOR: JULIO DOUGLAS AND NICOLE L
LOCATION OF VIOLATION: 2906 PARK DR, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: FLORENCE VILLA THAT PART OF LOTS 178 179 & 180 BEG AT SWLY COR OF LOT 178 RUN NELY ALONG SLY BDR
FOLIO: 159367.0000

CASE NO: COD-24-0001191

NAME OF VIOLATOR: DARRELL G WALLACE TRUSTEE/ ET
LOCATION OF VIOLATION: 1618 E 2ND AVE, TAMPA, FL
CODE SECTIONS: 19-57
LEGAL DESCRIPTION: LESLEY'S J T ADDITION LOT 8 AND S 1/2 CLOSED ALLEY ABUTTING ON N BLK 61
FOLIO: 189865.0000

CASE NO: COD-24-0001216

NAME OF VIOLATOR: MT SINAI AFRICAN METHODIST
LOCATION OF VIOLATION: 2909 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: CUSHING LOTS 5 6 7 AND 8
FOLIO: 186779.0000

CASE NO: COD-24-0001258

NAME OF VIOLATOR: OASIS AT BALLAST POINT
LOCATION OF VIOLATION: 6232 S DALE MABRY HWY, TAMPA, FL
CODE SECTIONS: 19-237(3) 19-237(3)f
LEGAL DESCRIPTION: TRACT BEG AT THE SW COR OF NE 1/4 OF NE 1/4 RUN E 133 FT N 760.32 FT TO A PT 133 FT E OF E R/W LINE OF DALE MABRY HWY W TO W BDRY OF SEC S TO POB AND LOT A & B TREASURE PARK SUB LESS N 530.03 FT OF LOT A LESS RD R/W
FOLIO: 136950.0000

CASE NO: COD-24-0001262

NAME OF VIOLATOR: OASIS AT BALLAST POINT
LOCATION OF VIOLATION: 3730 W BAY AVE, TAMPA, FL
CODE SECTIONS: 19-237(3) 19-237(3)f
LEGAL DESCRIPTION: FROM SE COR OF NE 1/4 OF NE 1/4 RUN N 30 FT W 1153.70 FT AND N 935.32 FT FOR POB THN W 133 FT N 330.03 FT E 118.08 FT S 120 FT E 18.88 FT AND S 210 FT TO POB LESS FOLLOWING TRACT: FROM SE COR OF NE 1/4 OF NE 1/4 RUN N 30 FT W 1153.70 FT AND N 935.32 FT FOR POB THN W 15.05 FT N 74.63 FT N 43 DEG 17 MIN 22 SEC E 22.47 FT AND S 91 FT TO POB
FOLIO: 136950.0200

CASE NO: COD-24-0001263

NAME OF VIOLATOR: FOR REAL JOURNEYS LLC
LOCATION OF VIOLATION: 1003 E 22ND AVE, TAMPA, FL
CODE SECTIONS: 19-48
LEGAL DESCRIPTION: LA PALOMA LOT 9 AND THE N 1/2 ALLEY ABUTTING BLOCK 3
FOLIO: 186640.0000

CASE NO: COD-24-0001264

NAME OF VIOLATOR: OASIS AT BALLAST POINT
LOCATION OF VIOLATION: 3729 W TYSON AVE, TAMPA, FL
CODE SECTIONS: 19-237(3) 19-237(3)f
LEGAL DESCRIPTION: TRACT BEG AT PT ON E R/W LINE OF DALE MABRY HWY 22 FT S OF N BDRY OF SE 1/4 & CONT S ALONG R/W 93 FT E 200 FT N 93 FT AND W 200 FT TO BEG LESS R/W FOR DALE MABRY TRACT BEG AT PT ON E R/W LINE OF DALE MABRY HWY 165 FT S OF N BDRY OF SE 1/4 AND CONT S ALONG R/W 200 FT E 200 FT N 200 FT AND W 200 FT TO BEG
FOLIO: 132494.0000

CASE NO: COD-24-0001350

NAME OF VIOLATOR: JASON AND CINDY MCCONNELL
LOCATION OF VIOLATION: 5909 S COOLIDGE AVE, TAMPA, FL
CODE SECTIONS: 19-233(a)
LEGAL DESCRIPTION: GANDY MANOR ESTATES LOT 3 BLOCK 4
FOLIO: 133807.0000

CASE NO: COD-24-0001362

NAME OF VIOLATOR: ESTATE OF JOHN W NIXON
LOCATION OF VIOLATION: 2705 E 12TH AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: MC KNIGHT'S SUBDIVISION LOT 10 BLOCK 4
FOLIO: 188788.0000

CASE NO: COD-24-0001365

NAME OF VIOLATOR: CYNTHIA MONROIG
LOCATION OF VIOLATION: 1210 E 32ND AVE, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: BUFFALO PARK 2ND ADDITION LOT 16 AND ALL OF ALLEY ABUTTING
FOLIO: 172851.0000

CASE NO: COD-24-0001466

NAME OF VIOLATOR: 6706 1/2 S KISSIMMEE ST
LOCATION OF VIOLATION: 6706 S KISSIMMEE ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: WESTPORT LOT 13 AND W 1/2 OF ALLEY ABUTTING THEREON BLOCK 45
FOLIO: 138236.0100

CASE NO: COD-24-0001480

NAME OF VIOLATOR: DARRELL WALLACE TRUSTEE/ ET AL
LOCATION OF VIOLATION: 1620 E 2ND AVE, TAMPA, FL
CODE SECTIONS: 19-57
LEGAL DESCRIPTION: LESLEY'S J T ADDITION LOT 9 AND S 1/2 CLOSED ALLEY ABUTTING ON N BLK 61
FOLIO: 189866.0000

CASE NO: COD-24-0001774

NAME OF VIOLATOR: NADIME M CANFUX
LOCATION OF VIOLATION: 3714 W EUCLID AVE, TAMPA, FL
CODE SECTIONS: 19-233(a)
LEGAL DESCRIPTION: BEL MAR REVISED UNIT NO 7 LOTS 153 AND 154 LESS R/W
FOLIO: 125285.0000

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

CASE NO: COD-23-0001083

NAME OF VIOLATOR: UNDERWOOD ARTHUR
LOCATION OF VIOLATION: 4723 N 34TH ST, TAMPA, FL
CODE SECTIONS: 27-240 27-282.12 27-283.2 27-326
LEGAL DESCRIPTION: ZION HEIGHTS ADDITION LOTS 136 AND 137
FOLIO: 156902.0000

CASE NO: COD-23-0001106

NAME OF VIOLATOR: ERMA D SHAPIRO
LOCATION OF VIOLATION: 1412 E SENECA AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 27-283.11(a)(5) b 27-326
LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 23 24 25 BLOCK 27
FOLIO: 143948.00000

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

6/14-7/5/24LG 4T

HILLSBOROUGH COUNTY

commodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602, (813) 272-7040, ada@hjud13.org, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770.

WITNESS my hand and the seal of this

HILLSBOROUGH COUNTY

Court this 28th day of June, 2024.

Cindy Stuart
Clerk of the Circuit Court

By: s/ Mustafa Divan
As Deputy Clerk
Heller, Zion & Sanchez, LLP

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., 07/22/24, at the at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

Copies of the applications, department reports and legal descriptions are available for public inspection in a master file maintained by the Development Services Department, the Board of County Commissioners and the Clerk of the Board of County Commissioners. All interested persons wishing to submit testimony or other evidence in this matter must submit same to the Hearing Master at the public hearing before him/her. The recommendation of the Zoning Hearing Master will be filed with the Clerk within fifteen (15) working days after the conclusion of the public hearing.

Virtual Participation Option: In response to the COVID-19 pandemic, Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. **In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing.** Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that 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 Zoning Hearing Master 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.

In Person Participation: While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

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

If you have any questions or need additional information for providing public input you may call (813) 307-4739.

The recommendation of the Zoning Hearing Master will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record, and you must file a Request for Oral Argument within ten (10) days following the filing of the hearing officer's recommendation.

The review of the Zoning Hearing Master's recommendation by the Board of County Commissioners of Hillsborough County shall be restricted to the record as defined in Hillsborough County Ordinance 92-05, unless additional evidence and/or oral argument is permitted pursuant to the terms of the ordinance.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE ZONING HEARING MASTER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.

REZONING REQUESTS

Petition RZ-PD 24-0579, filed on 03/19/24 by Mack Vardaramatos, represented by Isabelle Albert, of 1000 N Ashley Dr., Tampa, FL 33602, ph (813) 331-0976. Requesting to Rezone to Planned Development. The property is presently zoned RSC-9, AS-1, ASC-1 & (MH) and is located at 150' S of Lincoln Rd & Cowley Rd Intersection, & 120' W side of the Lincoln Rd

Petition RZ-PD 24-0591, filed on 03/21/24 by Allen Goins, of PO Box 273417, Tampa, FL 33688, ph (813) 230-7473. Requesting to Rezone to Planned Development. The property is presently zoned AS-1 and is located at SE corner of Stearns Rd & Lithia Pinecrest Rd

Petition RZ-PD 24-0676, filed on 04/11/24 by Public Storage Operating Co., represented by Jacob T Cremer / Stearns Weaver Miller, of PO Box 3299, Tampa, FL 33601-3299, ph (813) 223-4800. Requesting to Rezone to Planned Development. The property is presently zoned ASC-1 & AS-1 and is located at 9910 & 9922 Old Big Bend Rd

Petition RZ-PD 24-0679, filed on 04/11/24 by Florida Home Partnership, Inc., represented by Landis Evans & Partners, Inc., of 3810 Northdale Blvd., Ste 100, Tampa, FL 33624, ph (813) 949-7449. Requesting to Rezone to Planned Development. The property is presently zoned AR & RMC-6 and is located at NW corner of North St & Bassa St

Petition RZ-PD 24-0697, filed on 04/16/24 by Eisenhower Property Group LLC., represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd., Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting to Rezone to Planned Development. The property is presently zoned PD, 19-0445 & AR and is located at W of S US Hwy 301 & Shady Preserve Dr Intersection

Petition RZ-STD 24-0725, filed on 04/25/24 Mark Bentley, of 400 N Ashley Dr., Ste 3100, Tampa, FL 33602, ph (813) 225-2500. Requesting to Rezone to M. The property is presently zoned ASC-1 and is located at 1406 Hobbs St

Petition RZ-STD 24-0775, filed on 05/03/24 Todd Pressman of 200 2nd Ave., South #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting to Rezone to CG. The property is presently zoned BPO, 18-1298 and is located at SE corner of N US Hwy 41 and 4th Ave SE

Petition RZ-STD 24-0807, filed on 05/10/24 Todd Pressman of 200 2nd Ave., South #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting to Rezone to RMC-9. The property is presently zoned ASC-1 and is located at 2440 S 78th St

Petition RZ-STD 24-0836, filed on 05/20/24 Todd Pressman of 200 2nd Ave., South #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting to Rezone to CG-R. The property is presently zoned BPO, 06-1983 (R) and is located at 12712 Boyette Rd

Petition RZ-STD 24-0862, filed on 05/23/24 Todd Pressman of 200 2nd Ave., South #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting to Rezone to Cl (R). The property is presently zoned CG and is located at 320' N E of Mobile Villa Dr & E US Hwy 92 Intersection, and N side of E US Hwy 92

Petition RZ-STD 24-0877, filed on 05/28/24 Florida Home Partnership, Inc., represented by Landis, Evans and Partners, Inc., of 3810 Northdale Blvd., Ste 100, Tampa, FL 33624, ph (813) 949-7449. Requesting to Rezone to RMC-6. The property is presently zoned RSC-6, MH, and is located at 5902 Bassa St

Petition RZ-STD 24-0878, filed on 05/28/24 Joseph L Diaz, of 3242 Henderson Blvd., Ste 310, Tampa, FL 33609, ph (813) 879-6164. Requesting to Rezone to CG. The property is presently zoned RSC6 and is located at 2733 N Falkenberg Rd

MAJOR MODIFICATION REQUESTS

Petition MM 24-0674, filed on 04/11/24 by Abacus Farms, LLC, represented by Jacob T Cremer / Stearns Weaver Miller, of PO Box 3299, Tampa, FL 33601-3299. Requesting a Major Modification to a Planned Development. The property is presently zoned PD, 04-0063 and is located at 1506 College Ave

Petition MM 24-0675, filed on 04/11/24 by Turkey Creek Preserve LLC / Dennis Carlton Sr., represented by McNeal Engineering / Christopher S McNeal, of 15957 N Florida Ave., Lutz, FL 33549, ph (813) 968-1081. Requesting a Major Modification to a Planned Development. The property is presently zoned PD, 10-0692 and is located at N area of Durant Rd & Sawmill Rd Intersection, S area of Marge Owens Rd & E State Rd 60 Intersection, 1500' S of Turkey Creek Rd & E State Rd 60 Intersection & W side of Turkey Creek Rd

Petition MM 24-0677, filed on 04/11/24 by Apollo Beach Property LLC., represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Major Modification to a Planned Development. The property is presently zoned PD, 77-0123 and is located at 801 Golf and Sea Blvd

Petition MM 24-0678, filed on 04/11/24 by David M Mechanik / Mechanik Nuccio Hearne & Wester, of 305 S Boulevard, Tampa, FL 33606, ph (813) 276-1920. Requesting a Major Modification to a Planned Development. The property is presently zoned PD, 04-1683 and is located at 6311 Sheldon Rd

Petition MM 24-0805, filed on 05/10/24 by Berkeley Preparatory School, Inc., represented by Tyler Hudson & Garner Brewer Hudson, of 400 N Ashley Dr., Ste 1100, Tampa, FL 33602, ph (813) 221-9600. Requesting a Major Modification to a Planned Development. The property is presently zoned PD, 07-0269 and is located at E of W Louisiana Ave & Kelly Rd Intersection

7/5/24LG 1T

HILLSBOROUGH COUNTY

2500 Hollywood Blvd, Suite 412
Hollywood, FL 33020

12074.1911

7/5-7/12/24LG 2T

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

CIVIL DIVISION

CASE NO.: 24-CC-008787 – DIVISION O

FLETCHER'S MILL TOWNHOUSE
ASSOCIATION, INC.,
Plaintiff,

vs.

DANIEL C. FECHT and TAINARA
FECHT, husband and wife,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on June 17, 2024 by the County Court of Hillsborough County, Florida, the property described as:

The East 21.12 feet of Lot 11, Block 5, FLETCHER'S MILL, according to the plat thereof, as recorded in Plat Book 55, Page 26, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 13929 Fletchers Mill Drive, Tampa, FL 33613.

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

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

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

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausierknight.com

GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602

Telephone No.: (813) 440-4600
Facsimile No.: (813) 440-2046

Attorneys for Plaintiff

7/5-7/12/24LG 2T

**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

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

EMPIRE SOLAR

Owner: Empire Sales Group USA Corp.
401 N Parsons Ave.,
Brandon, FL 33510
Unit 106A

7/5/24LG 1T

**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

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

EMPIRE TELECOM

Owner: Empire Sales Group USA Corp.
401 N Parsons Ave.,
Brandon, FL 33510
Unit 106A

7/5/24LG 1T

**NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME**

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

TOCOLUX

Owner: Ruiz Electrical Services LLC
5834 Mohr Loop
Tampa, FL 33615

7/5/24LG 1T

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

JUVENILE DIVISION

CASE NO. 22-DP-510

DIVISION: C

HILLSBOROUGH COUNTY

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, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of June, 2024.

Cindy Stuart, Clerk of Court
Hillsborough County, Florida
By: s/Indry Zelaya
As Deputy Clerk

7/5-7/26/24LG 4T

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

JUVENILE DIVISION
CASE NO. 23-DP-44
DIVISION: C

IN THE INTEREST OF:

X.M. DOB: 1/25/2020
A.M. DOB: 4/1/2021
MINOR CHILDREN

**NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS**

TO: Evan Andrew Price, DOB: 12/31/1991
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 children for adoption:

HILLSBOROUGH COUNTY

X.M. born on 1/25/2020 and A.M. born on 4/21/2021. You are hereby **commanded** to appear on **August 12, 2024, at 3:15 PM** before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom 308, 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, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of June, 2024.

Cindy Stuart, Clerk of Court
Hillsborough County, Florida
By: s/Indry Zelaya
Deputy Clerk

7/5-7/26/24LG 4T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 895731 from Highpoint Acquisitions, LLC. Application received: 05/31/2024. Proposed activity: Residential. Project name: Plant City Apartments. Project size: 26.4 Ac +/- Location: Section(s) 9 Township 29 South,

HILLSBOROUGH COUNTY

Range 22 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

7/5/24LG 1T

NOTICE OF PUBLIC AUCTION

An auction will take place on 8/1/24 at 10am at Five Star Auto Repair in Gibsonton

Vehicles:

2006 Cadillac STS * 2013 Chevrolet Equinox

7/5/24LG 1T

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

GENERAL CIVIL DIVISION
CASE NO.: 22-CA-007415
DIVISION: "J"

NOEL GONZALES and
TAILEEN GONZALES,
Plaintiffs/Counter-Defendants,
v.

PREVAIL INVESTMENTS, LLC,
Defendant/Counter-Plaintiff.

NOTICE OF SALE

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

HILLSBOROUGH COUNTY

Defendant's 1/2 interest in the following real property:

The East 1/2 of Lot 33, and all of Lots 34, 35 and 36, Block 32, MAP OF MACFARLANE PARK SUBDIVISION, according to plat thereof as recorded in Plat Book 2, Page 82, of the Public Records of HILLSBOROUGH County, Florida; together with the South 1/2 of vacated alley abutting on the North thereof.

PIN: A-15-29-18-3JD-000032-00033.0

Folio: 110832-0000

Property Address: 2302 N. Lincoln Ave., Tampa, FL 33607 ("real property")

at public sale, to the highest and best bidder, for cash, in an online sale. Bidding begins at 10:00 a.m. EST at <https://www.hillsborough.realforeclose.com> on August 22, 2024.

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

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

Dated on this 20th day of June 2024.

By: Perry G. Gruman, Esquire
Perry G. Gruman P.A.
FBN: 396052
3400 W. Kennedy Blvd.
Tampa, FL 33609
perry@grumanlaw.com
P: 813-291-3620 - Ext: 206

7/5-7/12/24LG 2T

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

JUVENILE DIVISION
CASE NO. 21-DP-1015
DIVISION: C

IN THE INTEREST OF:

D.C. DOB: 12/18/2021
MINOR CHILD

HILLSBOROUGH COUNTY**NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS**

TO: Ariel Tonisha King, DOB: 07/16/1997
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: D.C. born on 12/18/2021. You are hereby **commanded** to appear on **August 14, 2024, at 2:50 PM** before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom 308, 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, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 28th day of June, 2024.

Cindy Stuart, Clerk of Court
Hillsborough County, Florida

By: s/ Indry Zelaya
As Deputy Clerk

7/5-7/26/24LG 4T

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

JUVENILE DIVISION
CASE NO. 17-DP-517
DIVISION: C

IN THE INTEREST OF:

S.F. DOB: 04/18/2015
MINOR CHILD

**NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS**

TO: Terrell Berry AKA Terry Berry
DOB: 05/11/1977

2379 Whitewood Lane
Cincinnati, OH 45239
Phone: 513-955-0050
Email: terrellberry69@gmail.com

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: S.F. born on 4/18/2015. You are hereby **commanded** to appear on Monday, August 12, 2024, at 3:30 PM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for the **TERMINATION OF PARENTAL RIGHTS 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 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 28th day of June, 2024.

Cindy Stuart, Clerk of Court
Hillsborough County, Florida

7/5-7/26/24LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 23-CC-101290

RIDGEWOOD HOMEOWNERS
ASSOCIATION OF HILLSBOROUGH
COUNTY, INC.,
Plaintiff,

vs.

SHEILA YAMILKA PEREZ RODRIGUEZ
AND JONATHAN MILIAN SALVA,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on June 17, 2024, by the County Court of Hillsborough County, Florida, the property described as:

Lot 5, Block 13, Ridgewood, a subdivision according to the plat thereof recorded in Plat Book 137, Page 149, of the Public Records of Hillsborough County, Florida.

(Continued on next page)

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **7/31/2024 at 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397.

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

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

CASE NO: COD 24-0001751
NAME OF VIOLATOR: SUNTRUST BANK
LOCATION OF VIOLATION: 1701 E 7TH AVE, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: YBOR CITY MAP LOTS 4 AND 5 INCL AND THAT PART OF CLOSED ALLEY ABUTTING ON S AND LOTS 6 THRU 10 INCL AND S 1/2 OF CLOSED ALLEY ABUTTING ON N OF SD LOTS 6 THRU 10 ALL LYING IN BLOCK 68
FOLIO: 197237.0000

CASE NO: COD-24-0001753
NAME OF VIOLATOR: ACCARDI PARTNERSHIP LLC
LOCATION OF VIOLATION: 1723 E 6TH AVE, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: PONS MAP LOTS 1 AND 2 BLOCK 67 AND N 1/2 OF CLOSED ALLEY ABUTTING ON SOUTH AND E 1/2 OF CLOSED ALLEY ABUTTING ON WEST OF LOT 2
FOLIO: 190078.0000

CASE NO: COD-24-0001755
NAME OF VIOLATOR: ELLA M MARTIN
LOCATION OF VIOLATION: 1603 E 5TH AVE, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: LESLEY'S J T ADDITION LOT 5 BLOCK 59
FOLIO: 189845.0000

CASE NO: COD-24-0001756
NAME OF VIOLATOR: YBOR LAND LLC
LOCATION OF VIOLATION: 2206 E 8TH AVE, TAMPA, FL
CODE SECTIONS: 27-177 27-326
LEGAL DESCRIPTION: TURMAN'S EAST YBOR LOT 9 BLOCK 12
FOLIO: 1189218.0000

CASE NO: COD-24-0001757
NAME OF VIOLATOR: YBOR PROPERTIES LLC
LOCATION OF VIOLATION: 1614 E 5TH AVE, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: LESLEY'S J T ADDITION LOT 8 LESS E 20 FT AND LESS W 20 FT BLOCK 58
FOLIO: 189839.0000

CASE NO: COD-24-0001759
NAME OF VIOLATOR: YBOR NUCCIO LLC
LOCATION OF VIOLATION: 1510 N 15TH ST, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: MITCHELL J E LOT 12 LESS S 5 FT BLOCK 37
FOLIO: 189674.0000

CASE NO: COD-24-0001760
NAME OF VIOLATOR: 1623 E 5TH AVENUE LLC
LOCATION OF VIOLATION: 1618 E 5TH AVE, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: YBOR AND CO'S SUBDIVISION LOT 9 BLOCK 58
FOLIO: 190040.0000

CASE NO: COD-24-0001761
NAME OF VIOLATOR: YBOR NUCCIO LLC
LOCATION OF VIOLATION: 1415 E 5TH AVE, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: MITCHELL J E LOTS 1 AND 2 BLOCK 37 AND N 1/2 OF VACATED ALLEY ABUTTING THEREOF
FOLIO: 189669.0000

CASE NO: COD-24-0001762
NAME OF VIOLATOR: KS YBOR GATEWAY EAST 1
LOCATION OF VIOLATION: 1315 E 5TH AVE, TAMPA, FL
CODE SECTIONS: 27-178 27-326
LEGAL DESCRIPTION: LESLEY'S SUBDIVISION LOTS 1, 2, 3, 4, 5, 9 AND 10 AND A PORTION OF PLATTED ALLEY IN BLOCK 26 AND FRACTIONAL LOT 10 IN BLOCK 27 BOTH LYING WITHIN PLAT OF EAST TAMPA OR LESLEY'S SUB ACCORDING TO MAP OR PLAT REC IN PL BK 1 PG 8 AND VACATED R/W OF 5TH AVE BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT NE COR OF LOT 1 BLOCK 26 THN S 00 DEG E 200 FT ALG E BDRY OF SD BLK 26 TO S BDRY OF SD BLK 26 THN ALG S BDRY OF SD BLK 26 N 89 DEG 59 MIN 0 SEC W 140.66 FT TO SW COR OF LOT 9 THN ALG W LINE OF SD LOT 9 AND NLY PROJECTION THEREOF N 00 DEG E 100.10 FT TO CENTER LINE OF PLATTED ALLEY THROUGH SD BLK 26 THN ALG CENTERLINE OF SD PLATTED ALLEY N 89 DEG 59 MIN 00 SEC W 181.96 FT TO SELLY R/W LINE OF SEABOARD COAST LINE R/R THN ALG SD SELLY R/W N 54 DEG 31 MIN 55 SEC E 137.10 FT THN CONT ALG SD SELLY R/W LINE N 65 DEG 16 MIN 51 SEC E 232.25 FT TO EAST BDRY OF LOT 10 BLK 27 SD COURSE DEFINING WLY BDRY OF VACATED R/W OF 5TH AVE THN ALG EAST BDRY OF SD BLK 27 AND SLY PROJECTION S 00 DEG E 78.64 FT TO POB SD COURSE DEFINING ELY BDRY OF VACATED R/W OF 5TH AVE
FOLIO: 189636.0000

HILLSBOROUGH COUNTY

and more commonly known as 11590 Stone Pine Street, Riverview, FL 33569 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 August 9, 2024.

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

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

/s/ Brittne Burns
Brittne 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

7/5-7/12/24LG 2T

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

PROBATE DIVISION
Case No. 24-CP-002006
Division: B

IN RE: ESTATE OF
RONALD QUAI DICKMAN
a/k/a RONALD Q. DICKMAN,
Deceased.

NOTICE TO CREDITORS**HILLSBOROUGH COUNTY**

The administration of the Estate of Ronald Quai Dickman a/k/a Ronald Q. Dickman, deceased, whose date of death was March 7, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 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 §733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative:
/s/ Virginia Lee Dickman
Virginia Lee Dickman
2917 West Harbor View Avenue
Tampa, FL 33611

Attorney for Personal Representative:
/s/ Gilbert M. Singer
Gilbert M. Singer, Esq.
FL Bar # 282987
MARCADIS SINGER, P.A.
5104 South Westshore Blvd.
Tampa, FL 33611
(813) 288-1881; toll-free (888) 547-1881
Fax: (813) 288-9678

HILLSBOROUGH COUNTY

E-service: pleadings@marcadislaw.com
Attorneys for Petitioner

7/5-7/12/24LG 2T

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

PROBATE DIVISION
Case No.: 24-CP-001816
Division: "A"

IN RE: THE ESTATE OF
RICHARD J. TIGHE
DECEASED.

NOTICE TO CREDITORS

The administration of the Estate of RICHARD J. TIGHE, deceased, whose date of death was May 1, 2024 and whose social security number is xxx-xx-2507, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk of Court, 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

The date of the first publication of this notice is 7/5/24.

Personal Representative:
GEORGE DIMITROFF
12110 Cactus Dr.
Hudson, FL 34667

Attorney for Personal Representative:
PERRY G. GRUMAN, P.A.
Ross M. Mabery, Esq.
Florida Bar No. 100939
3400 W. Kennedy Blvd.
Tampa, FL 33609
(813) 870-1614
perry@grumanlaw.com
ross@grumanlaw.com

7/5-7/12/24LG 2T

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

CIVIL DIVISION

CASE NO.: 24-CC-010868

OSPREY RUN HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff,
vs.

ELIZABETH PETTY, A MARRIED
WOMAN AND THE UNKNOWN SPOUSE
OF ELIZABETH PETTY,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 26, 2024 by the Court of HILLSBOROUGH County, Florida, The Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 4, Block 6, Osprey Run Townhomes Phase 1, according to the map or plat thereof, as recorded in Plat Book 88, Page(s) 81-1 through 81-6, inclusive, of the Public Records of Hillsborough County, Florida.

and commonly known as: 6509 Osprey Lake Cir, Riverview, FL 33578; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **HILLSBOROUGH County public auction website at <http://www.hillsborough.realforeclose.com>**, on **August 16, 2024 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

HILLSBOROUGH COUNTY

Dated this June 27, 2024

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

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

45091.111

7/5-7/12/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 24-CP-002156
Division B

IN RE: ESTATE OF
DONALD H. KEMMERLE
a/k/a Donald Hans Kemmerle,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Donald H. Kemmerle a/k/a Donald Hans Kemmerle, deceased, whose date of death was April 10, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of the first Publication of this notice is July 5, 2024.

Personal Representative:

Robert Kemmerle
475 Shadyawn Drive
Amherst, OH 44001

Attorney for Personal Representative:
Robert H. Mohr
Florida Bar No. 211575
Law Office of Robert H. Mohr
137 S. Pebble Beach Blvd., Suite 100
Sun City Center, FL 33573
Telephone: (813) 634-5500
Facsimile: (813) 634-5501
office@roberthmohr.com

7/5-7/12/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 22-CC-095206

BARRINGTON OAKS EAST
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

DAVID WELLS AND JANET L. WELLS,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on June 21, 2024, by the Circuit Court of Hillsborough County, Florida, the property described as:

Lot 6, Block 2, Barrington Oaks East, according to the plat thereof as recorded in Plat Book 54, Page 1, of the Public Records of Hillsborough County, Florida.

and more commonly known as 101 Barrington Drive, Brandon, Florida 33511 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **July 30, 2024**.

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 27th day of June 2024.

/s/ Tiffany M. Love
Tiffany M. Love Esq.
Florida Bar No.: 92884
tiffany.love@ariaw.com
ADAMS AND REESE LLP
100 N. Tampa Street, Suite 4000
Tampa, FL 33602
Telephone: (813) 227-5541
Facsimile: (813) 227-5641
Attorneys for Plaintiff

7/5-7/12/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
File No. 24-CP-001930
Division: A

IN RE: ESTATE OF
BARBARA GREEN PALES A/K/A
BARBARA PHYLLIS GREEN PALES
A/K/A BARBARA G. PALES
Deceased.

(Continued on next page)

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **7/17/2024 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in 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-23-0002610
NAME OF VIOLATOR: JORGE L MORALES GUTIERREZ ET
LOCATION OF VIOLATION: 2121 W PARIS ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 21-27
LEGAL DESCRIPTION: HAMNER'S MARJORY B FIRST ADDITION TO RENMAH LOT 28 BLOCK 1
FOLIO: 104620.0000

CASE NO: COD-23-0003330
NAME OF VIOLATOR: GREGORY AND GINA RAINES
LOCATION OF VIOLATION: 2206 N ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-105.4.5.1 5-106.9.1(6) 5-108.4
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA N 1/2 OF LOTS 23 AND 24 BLOCK 32
FOLIO: 179277.0000

CASE NO: COD-23-0004139
NAME OF VIOLATOR: C/O PAUL PUEO--REG AGT
LOCATION OF VIOLATION: 5008 N HUBERT AVE, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: DREW PARK RE PLAT OF LOTS 22 AND 23 BLOCK 66
FOLIO: 108555.0000

CASE NO: COD-23-0004421
NAME OF VIOLATOR: MARIA SOSA GARCIA LIFE ESTATE
LOCATION OF VIOLATION: 5209 N 38TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: CRANDALL'S ADDITION TO BELMONT HEIGHTS S 50 FT OF LOT 9
FOLIO: 152957.0000

CASE NO: COD-23-0004472
NAME OF VIOLATOR: TRANG PHUONG NGUYEN
LOCATION OF VIOLATION: 1411 W ARCTIC ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: EL PORTAL LOT 6 BLOCK 24
FOLIO: 98745.0100

CASE NO: COD-23-0004690
NAME OF VIOLATOR: MARIO TORRES RODRIGUEZ ETAL,
LOCATION OF VIOLATION: 813 W HOLLYWOOD ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
LEGAL DESCRIPTION: PURITY SPRINGS HEIGHTS NO 3 LOT 3 LESS ELY 5 FT
FOLIO: 100895.0000

CASE NO: COD-23-0001509
NAME OF VIOLATOR: SCOTT MARSHALL
LOCATION OF VIOLATION: 2102 W HANNA AVE, TAMPA, FL
CODE SECTIONS: 19-47 19-49
LEGAL DESCRIPTION: HAMNER'S MARJORY B FIRST ADDITION TO RENMAH LOT 1 N BLOCK 1
FOLIO: 104613.0000

CASE NO: COD-24-0000740
NAME OF VIOLATOR: PUMP UP THE VOLUME LLC
LOCATION OF VIOLATION: 1405 W ARTIC ST, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: EL PORTAL LOT 3 BLOCK 24
FOLIO: 98743.0000

CASE NO: COD-24-0000773
NAME OF VIOLATOR: BI FL HOLDINGS I LLC
LOCATION OF VIOLATION: 6712 N HARER ST, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)c Maintenance
LEGAL DESCRIPTION: SENOUR'S J F RESUBDIVISION LOT 5 AND N 12 FT OF E 31 FT OF W 50.14 FT OF LOT 6 BLOCK B
FOLIO: 162522.0100

CASE NO: COD-24-0000789
NAME OF VIOLATOR: DANIEL FEINMAN/TRUSTEE
LOCATION OF VIOLATION: 1901 W SLIGH AVE, TAMPA, FL
CODE SECTIONS: 19-237
LEGAL DESCRIPTION: CRANDALL'S M J ADDITION TO WILMA LOT 18
FOLIO: 102159.0000

CASE NO: COD-24-0000810
NAME OF VIOLATOR: KIMBERLY LIVINGSTON
LOCATION OF VIOLATION: 10021 N MYRTLE ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: TERRACE PARK UNIT NO 5 REVISED LOTS 33 36 37 AND 40 BLOCK 166
FOLIO: 139935.0000

CASE NO: COD-24-0000885
NAME OF VIOLATOR: KID KULTURE
LOCATION OF VIOLATION: 8219 N OGONTZ AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: KATHRYN PARK LOT 184
FOLIO: 150198.0000

CASE NO: COD-24-0000919
NAME OF VIOLATOR: DAILYN DE LA CARIDAD
LOCATION OF VIOLATION: 2119 W COMANCHE AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-238
LEGAL DESCRIPTION: HAMNER'S MARJORY B RENMAH LOT 33 AND W 1/2 OF LOT 34 BLOCK 6
FOLIO: 104513.0000

CASE NO: COD-24-0001144
NAME OF VIOLATOR: ALAN CAMPBELL
LOCATION OF VIOLATION: 2010 E BROAD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: SEMINOLE CREST ADDITION LOT 14 BLOCK 8
FOLIO: 149164.0000

CASE NO: COD-24-0001210
NAME OF VIOLATOR: FIDEL AMAYA
LOCATION OF VIOLATION: 1311 E HUMPHREY ST, TAMPA, FL
CODE SECTIONS: 19-56
LEGAL DESCRIPTION: ORANGE TERRACE LOT 1 & E 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 8
FOLIO: 145536.0000

CASE NO: COD-24-0001292
NAME OF VIOLATOR: M RODRIGUEZ BUILDERS INC
LOCATION OF VIOLATION: 806 E NORFOLK ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: BUNGALOW PARK EAST REVISED MAP LOT 40
FOLIO: 161704.00000

CASE NO: COD-24-0001300
NAME OF VIOLATOR: JAMES E SHORT
LOCATION OF VIOLATION: 2122 W OKALOOSA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: CARROLL CITY LOT 80
FOLIO: 98179.0000

CASE NO: COD-24-0001377
NAME OF VIOLATOR: CHERYL MINGO BEXLEY
LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 11 BLOCK 7
FOLIO: 104951.0000

CASE NO: COD-24-0001513
NAME OF VIOLATOR:
LOCATION OF VIOLATION: 5810 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-237 19-237(3)
LEGAL DESCRIPTION: WESTMORELAND PLACE LOTS 1 AND 2
FOLIO: 163769.0000

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

CASE NO: COD-24-000696
NAME OF VIOLATOR: JOSE YEPEZ
LOCATION OF VIOLATION: 7217 N 41ST ST, TAMPA, FL
CODE SECTIONS: 27-43 27-156 27-236
LEGAL DESCRIPTION: TEMPLE CREST UNIT NO 1 LOT 16 AND LOT 17 LESS WLY 25 FT THEREOF BLOCK 3
FOLIO: 148314.0000

CASE NO: COD-24-0000821
NAME OF VIOLATOR: MARIA GARCIA
LOCATION OF VIOLATION: 2621 MARCONI ST, TAMPA, FL
CODE SECTIONS: 27-283.11
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 3 LESS EAST 7 FT AND LOT 4 BLOCK 15
FOLIO: 190597.0000

CASE NO: COD-24-0001023
NAME OF VIOLATOR: JAMES W CORDOVA AND
LOCATION OF VIOLATION: 9001 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 27-289.7
LEGAL DESCRIPTION: SPRING HILL ADDITION CORRECTED MAP LOT 1 AND W 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 11
FOLIO: 146127.0000

CASE NO: COD-24-0001080
NAME OF VIOLATOR: PANDO PROPERTIES LLC
LOCATION OF VIOLATION: 3637 S WEST SHORE BLVD, TAMPA, FL
CODE SECTIONS: 27-326 27-283.7 208.2
LEGAL DESCRIPTION: BEL MAR SHORES REVISED LOT 9 BLOCK 12
FOLIO: 123098.0000

CASE NO: COD-24-0001328
NAME OF VIOLATOR: ASSOCIATION TRUST DATED APRIL
LOCATION OF VIOLATION: 2906 E WATERS AVE, TAMPA, FL
CODE SECTIONS: 27-43 27-283.11(a) 27-326
LEGAL DESCRIPTION: RIO ALTOS LOTS 10 AND 11 BLOCK B
FOLIO: 147955.0000

CASE NO: COD-24-0001411
NAME OF VIOLATOR: JOSE LUIS GONZALEZ GARZON
LOCATION OF VIOLATION: 8310 N 18TH ST, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 27-326
LEGAL DESCRIPTION: HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS LOT 44 AND N 10 FT OF LOT 43 AND E 1/2 OF ALLEY ABUTTING ON W
FOLIO: 149607.0000

CASE NO: COD-24-0001498
NAME OF VIOLATOR: CAI2 INC TRUSTEE
LOCATION OF VIOLATION: 8516 N ALASKA ST, TAMPA, FL
CODE SECTIONS: 27-290.1 27-326
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 10 BLOCK 9 AND E1/2 OF ALLEY ABUTTING THEREON
FOLIO: 146274.0000

CASE NO: COD-24-0001642
NAME OF VIOLATOR: E SLIGH 503 LLC
LOCATION OF VIOLATION: 503 E SLIGH AVE, TAMPA, FL
CODE SECTIONS: 27-43 27-289.7 27-326
LEGAL DESCRIPTION: IROQUOIS PARK CORRECTED MAP LOTS 7 8 AND 9 TOGETHER WITH THAT PART OF VACATED ALLEY ABUTTING ON SOUTH LESS ROAD R/W ABUTTING ON SAID LOTS
FOLIO: 162561.0000

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 FOX-KNOWLES, CMC
CITY CLERK

6/21-7/12/24LG 4T

HILLSBOROUGH COUNTY**NOTICE TO CREDITORS**

The administration of the estate of Barbara Green Pales a/k/a Barbara Phyllis Green Pales a/k/a Barbara G. Pales, deceased, whose date of death was April 30, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:

/s/ Tairn Nicole Pales
1024 East Powhatan Avenue
Tampa, Florida 33604

Attorney for Personal Representative:

/s/ Gerard F. Wehle, Jr., Attorney
Florida Bar Number: 769495
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: jj@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

6/28-7/5/24LG 2T

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

CIVIL DIVISION
CASE NO.: 22-CA-007955
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

DAWN M. DRURY A/K/A DAWN MARIE HASLER; ET AL., DEFENDANTS.

AMENDED RE-NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Amended Order on Plaintiff's Motion to Reset Foreclosure Sale Date Foreclosure dated the 24th day of June, 2024, and entered in Case No. 22-CA-007955, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DAWN M. DRURY A/K/A DAWN MARIE HASLER; BALLENTRAE OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; THE INDEPENDENT SAVINGS PLAN COMPANY D/B/A ISPC A/K/A ISPC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Cindy Stuart 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 September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 24, IN BLOCK 7, OF BALLENTRAE SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 294, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 27th day of June, 2024.

By: /s/ Liana R. Hall

Liana R. Hall
Bar No. 73813
11080-994424

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN

HILLSBOROUGH COUNTY

AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 22-CA-007662
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

WHITE MANGROVE HOLDINGS, LLC, PORTFOLIO FLORIDA 20201 TRUST, HILLSBOROUGH REALTY 1012 TRUST, TAMPA BAY 335981 TRUST 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, 2024, and entered in Case No. 22-CA-007662, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JUSTIN EARL HENDRY A/K/A JUSTIN HENDRY, JESSICA PIERRE HENDRY A/K/A JESSICA P. HENDRY A/K/A JESSICA HENDRY, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA MARGUERITA BRAGAZINA, VISTA PALMS COMMUNITY ASSOCIATION, INC., WHITE MANGROVE HOLDINGS, LLC, PORTFOLIO FLORIDA 20201 TRUST, HILLSBOROUGH REALTY 1012 TRUST, TAMPA BAY 335981 TRUST AND VISTA PALMS CLUBHOUSE, LLC are defendants. Cindy Stuart 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 16th day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 8, IN BLOCK 37, OF SUNSHINE VILLAGE PHASE 3A AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 197, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

Dated this 18th day of June, 2024

By: /s/ Liana H. Hall
Liana R. Hall
Bar No. 73813
11080-993949

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

CIVIL DIVISION
CASE NO.: 23-CA-000566
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

MARTESE ARIEL ASKEW, LAMONT MALIK ASKEW ET AL., DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule the July 2, 2024 Foreclosure Sale dated the 20th day of June, 2024, and entered in Case No. 23-CA-000566, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LAMONT MALIK ASKEW; MARTESE ARIEL ASKEW; and HAWKS POINT WEST HOMEOWNERS ASSOCIATION, INC. F/K/A THE TOWNHOMES AT HAWKS POINT OWNERS ASSOCIATION, INC. are defendants. Cindy Stuart 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 AM on the 17th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK 23, OF HAWKS POINT - PHASE 1C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 231, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least

HILLSBOROUGH COUNTY

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 24th day of June 2024.

By: /s/ Liana R. Hall

Liana R. Hall
Bar No. 73813
11080-994173

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

CIVIL DIVISION
CASE NO.: 24-CA-001667
REAL TIME RESOLUTIONS, INC. PLAINTIFF, VS.

3018 E NORFOLK LLC A/K/A 3018 E. NORFOLK LLC, A FLORIDA LIMITED LIABILITY COMPANY, ET AL., DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown Tenant in possession of the subject property

Last Known Address: 3018 East Norfolk St, Tampa, FL 33610

Current Residence: UNKNOWN

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

Lot 20, Block 2, RIVER GROVE PARK, according to the map or plat thereof as recorded in Plat Book 31, Page 100, 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 19th, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Newspaper, 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 13th day of JUNE, 2024.

CINDY STUART
As Clerk of Court
By: ISHA TIRADO-BAKER
As Deputy Clerk
Publish: La Gaceta Newspaper, 3210 E 7th Ave, Tampa, FL 33605
11080-993934

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 23-CC-126811

WHISPER LAKE CONDOMINIUM ASSOCIATION, INC., Plaintiff,

vs.

LE PROPERTY GROUP, A FLORIDA LIMITED LIABILITY COMPANY, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on April 3, 2024 by the Court of HILLSBOROUGH County, Florida, The Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Unit 2, of Whisper Lake, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 3801, Page 259 and as recorded in Condominium Plat Book 3 Page 39, of the Public Records of Hillsborough County, Florida, and any amendments thereto together with its undivided share in the common elements.

and commonly known as: 8628 Tahoe Ct Unit 2, Tampa, FL 33614.0; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at <http://www.hillsborough.realforeclose.com>, on August 16, 2024 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this June 24, 2024

/s/ J. Clarke Brannon, Esq.

HILLSBOROUGH COUNTY

Nathan A. Frazier, Esq., for the firm
J. Clark Brannon, Esq., for the firm
Attorney for Plaintiff

202 S. Rome Ave. #125, Tampa, FL 33606

45361.20

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 2023-CA-013376

AJAX MORTGAGE LOAN TRUST

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

v.

ZANE M. OVERSTREET a/k/a

ZANE MARVIN OVERSTREET, et al., Defendants.

NOTICE OF SALE

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

Description of Mortgaged and Personal Property

ALL OF THE NORTH 287.40 FEET OF THE SOUTH 1043.58 FEET OF THE EAST 451.42 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 130 FEET OF THE SOUTH 1043.53 FEET OF THE EAST 336 FEET THEREOF, THE EAST 15 FEET OF THE ABOVE DESCRIBED TRACT OF LAND BEING SUBJECT TO A PRESCRIPTIVE ROAD RIGHT-OF-WAY TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS IN COMMON WITH OTHERS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THE SOUTH 913.55 FEET OF THE EAST 15 FEET OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

The street address of which is 8133 Edison Road, Lithia, Florida 33547.

at a public sale to the highest bidder on **September 19, 2024 at 10:00 a.m.** at <http://www.hillsborough.realforeclose.com> in accordance with the Final Judgment of Foreclosure.

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

If you are a person with a disability who needs any accommodation in order to access court facilities or to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the 13th Judicial Circuit Court's ADA Coordinator 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.

Dated June 19, 2024.

/s/ J. Andrew Baldwin
dbaldwin@solomonlaw.com
Florida Bar No. 671347
foreclosure@solomonlaw.com
THE SOLOMON LAW GROUP, P.A.
1881 West Kennedy Boulevard, Suite D
Tampa, Florida 33606-1611
(813) 225-1818 (Tel)
(813) 225-1050 (Fax)
Attorneys for Plaintiff
24211.22749

6/28-7/5/24LG 2T

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

CIVIL DIVISION
CASE NO: 24-CA-2880
DIVISION: F

ABEBE GEBRE, and VAN RENTAL ENTERPRISE, LLC D/B/A NATION VAN RENTAL Plaintiff(s),

v.

AHMED ABUELEENEN, AUTO VISION, LLC D/B/A TPA VAN RENTAL, TPA CLEANING LLC, TAMPA EXCHANGE, LLC, Defendant(s).

Defendant(s).

Defendant(s).

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HILLSBOROUGH COUNTY

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 ANGIE PAJARO, whose address is 8823 Wellington Dr, Tampa, FL 33635 on or before 7/30/2024, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated June 24, 2024

Cindy Stuart

Clerk of the Circuit Court

By: /s/ Gilberto Blanco

Deputy Clerk

6/28-7/19/24LG 4T

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

Case No.: 24-DR-7554

Division: IP

YANELIS MELISSA TAPIA,

Petitioner,

and

WALTER ALEJANDRO GIGENA,

Respondent.

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

HILLSBOROUGH COUNTY

FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

NOTICE OF PUBLIC HEARING

ON **July 18, 2024 @ 10:00 A.M.** IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. E2024-8 CH 26

An ordinance of the City of Tampa, Florida, pertaining to utilities; amending City of Tampa Code of Ordinances, Chapter 26-Utilities, Article II-Water, Section 26-97-Water Conservation; providing for one day per week irrigation; providing for enforcement and penalties for violations; providing for protection from penalties for compliance; providing for definitions; repealing all ordinances or parts of Ordinances in conflict therewith; providing for severability; providing an effective date.

File No. REZ-23-37

An ordinance rezoning property in the general vicinity of 7105, 7109 and 7111 Kissimmee Street and Folio Numbers 138665-0000 and 138666-0000, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) CG (Commercial General) and RS-SO (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Attached and Detached); providing an effective date.

File No. REZ-23-94

An ordinance rezoning property in the general vicinity of 8026 Interbay Boulevard, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Detached); providing an effective date.

File No. REZ-23-114

An ordinance rezoning property in the general vicinity of 3900 North Marguerite Street, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to PD (Planned Development, Office, Business/Professional); providing an effective date.

File No. REZ-24-02

An ordinance rezoning property in the general vicinity of 17302 Morris Bridge Road and Folio Number 59222-0004, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD-A (Planned Development, Alternative) to PD-A (Planned Development, Alternative, Single-Family Detached And Attached); providing an effective date.

File No. REZ-24-03

An ordinance rezoning property in the general vicinity North of Pictorial Park Drive and K-Bar Ranch Parkway, Folio Numbers 59222-0003 and 59224-0000, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD-A (Planned Development, Alternative) to PD-A (Planned Development, Alternative, Residential, Single-Family, Detached); providing an effective date.

File No. REZ-24-13

An ordinance rezoning property in the general vicinity of 3108, 3110, 3112 and 3114 West Varn Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-60 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Detached); providing an effective date.

File No. REZ-24-22

An ordinance rezoning property in the general vicinity of 5016 North Florida Avenue and 104 West Wilder Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) SH-RS (Seminole Heights, Residential, Single-Family) and SH-CI (Seminole Heights, Commercial Intensive) to SH-PD (Seminole Heights, Planned Development, Restaurant And Bar Or Lounge); providing an effective date.

File No. REZ-24-23

An ordinance rezoning property in the general vicinity of 8748 Hidden River Parkway, 14090 Riveredge Drive and Folio Number 034776-1204, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD-A (Planned Development, Alternative) to PD-A (Planned Development, Alternative, Office, Business, Professional and Medical, Research Activity, Clinic, Retail Sales, Hotel, Residential, Multi-Family and Single-Family Attached); providing an effective date.

File No. DR124-5971

An ordinance of the City of Tampa, Florida, approving a Tenth Amendment to a development order rendered pursuant to 5 Chapter 380, Florida Statutes for the Hidden River Corporate 6 Park, a Development of Regional Impact (DRI #108); providing for 7 severability; providing an effective date.

File No. REZ-24-37

An ordinance rezoning property in the general vicinity of 1505 West Arch Street, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to RM-18 (Residential, Multi-Family); providing an effective date.

File No. AB2-23-30

An ordinance approving a Special Use Permit (SU-2) for Alcoholic Beverage Sales - Small Venue (Consumption On-Premises Only) and making lawful the sale of beverages regardless of alcoholic content - Beer, Wine and Liquor - at or from that certain lot, plot or tract of land located at 1500 West Cass Street, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

File No. REZ-23-84

An ordinance rezoning property in the general vicinity of 5006 East 97th Avenue and Folio Numbers 142834-0025, 142830-5075, 142830-5050, 142830-5025 and 142830-5000, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-60 (Residential, Single-Family) to RM-18 (Residential, Multi-Family); providing an effective date.

File No. E2024-8 CH 2

Ordinance relating to the government of the City of Tampa, Florida, submitting to the Electors of the City a Proposed Amendment to the Revised Charter of the City of Tampa of 1975, as amended, to amend Section 6.01 to revise the Residency Requirements for City Officers to apply only to Elected Officers; providing an effective date.

File No. CO2-26

Ordinance amending Ordinance No. 2003-23, passed and ordained by the City Council of the City of Tampa on January 23, 2003, which vacated, closed, discontinued and abandoned those rights-of-way in the vicinity of 711 E. Henderson Avenue, as further described below, amending and/or deleting certain conditions precedent as set forth in Section 5 thereof in order to facilitate development of properties adjacent to the vacated rights-of-way; repealing conflicts; providing for severability; providing an effective date.

File No. E2024-8 CH 27

An ordinance of the City of Tampa, Florida, relating to Publicly Initiated Text Amendments, making revisions to City of Tampa Code of Ordinances, amending Chapter 27, (Zoning and Land Development), amending Section 27-100, Compliance with Certificates of Appropriateness; amending Section 27-117, Compliance with Certificates of Appropriateness; Amending Section 27-132, Regulations governing individual Special Uses; amending Section 27-156, Official schedule of District Regulations; amending Section 27-159, Permitted Projections into Required Yards; amending Section 27-177, Historic District Established; amending Section 27-178, Alternative Parking Requirements; repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; providing an effective date.

File No. TA/CPA24-01

An ordinance amending the Tampa Comprehensive Plan, Future Land Use Element, Future Land Use Map, for the property located at 307 North Westland Avenue and 2109, 2111 AND 2113 West North B Street, from Residential-20 (R-20) to Residential-35 (R-35); providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

File No. AB2-24-09

An ordinance approving a Special Use Permit (SU-2) for Alcoholic Beverage Sales - Restaurant (Consumption On-Premises Only) and making lawful the sale of beverages regardless of alcoholic content - Beer, Wine and Liquor - on that certain lot, plot or tract of land located at 226 South Boulevard, 825 West Platt Street and 217 South Fielding Avenue, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing AB1-22-008; providing an effective date.

File No. AB2-24-10

An ordinance approving a Special Use Permit (SU-2) for Alcoholic Beverage Sales - Small Venue (Consumption On Premises and Package Sales/Off-Premises Consumption) and making lawful the sale of beer and wine at or from that certain lot, plot or tract of land located at 6102 South MacDill Avenue, Suite F, Tampa, Florida, as more particularly described in Section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

7/5/24LG 1T

HILLSBOROUGH COUNTY

The date of the first publication of this Notice is June 28, 2024.
Personal Representative:

HILLSBOROUGH COUNTY

CHARLES PETERSEN
10572 Rainsville Street
Port Charlotte, FL 33981

Attorney for Personal Representative:

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

6/28-7/5/24LG 2T

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

Case No.: 24-008141

Division: C-P

EMITAN SOMERGE,

Petitioner,

and

RENOSE LAURENT,

Respondent.

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

TO: RENOSE LAURENT

Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on EMITAN SOMERGE, whose address is 10620 N 25th Street, Tampa, FL 33612, on or before 7/26/2024, and file the original with the clerk of this Court at 800 E Twigg Street, Tampa FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated June 18, 2024

Cindy Stuart

Clerk of the Circuit Court

By: /s/ Gilberto Blanco

Deputy Clerk

6/28-7/19/24LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-001871

IN RE: ESTATE OF

KYLE JOSEPH WASIELEWSKI

Deceased.

NOTICE TO CREDITORS

The administration of the estate of KYLE JOSEPH WASIELEWSKI, deceased, whose date of death was March 15, 2024; File Number 24-CP-001871, 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 28, 2024.

Personal Representative:

ASHLEY NICOLE WASIELEWSKI
3407 Dragonview Court
Valrico, FL 33594

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*DICIDUE, 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

6/28-7/5/24LG 2T

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

Case No.: 2024-DR-5392

Division: FP

In the Matter of the Adoption of:

HILLSBOROUGH COUNTY

Petitioner

and

Andrea Isabela Nunez Reyes and Ashly Gabriela Nunez Reyez,
Respondent.

NOTICE OF ACTION FOR JOINT PETITION FOR ADOPTION BY STEPPARENT

TO: RAMON ANTONIO NUNEZ ORELLANA

Last Known Address: Colonia Isles Del Progreso, 31 y 32 Calle 11, y 12 Avenida Casa numero #32 San Pedro Sula, Honduras

YOU ARE NOTIFIED that an action for Joint Petition for Adoption By Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to in on JESUS MARIO OLIVO and QUECXI JOHANA OLIVO, whose address is 12221 Ledbury Commons Drive, Gibsonton, FL 33534 on or before 7/29/2024, and file the original with the clerk of this Court at Hillsborough County Circuit Courthouse 301 N. Michigan Avenue, Plant City, FL 33563, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated June 13, 2024

Cindy Stuart

Clerk of the Circuit Court

By: /s/ Tina Harley

Deputy Clerk

6/28-7/19/24LG 4T

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

Case No.: 22-CC-088716

THE QUARTER AT YBOR
CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

ELENA SHERSTOBITOVA,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on May 9, 2024, by the Circuit Court of Hillsborough County, Florida, the property described as:

Condominium Unit 12-303, The Quarter at Ybor, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 15311, Page 1006 as amended in Official Records Book 15979, Page 1992 and any amendments thereof; together with an undivided interest in the common elements declared in said Declaration of Condominium to be apportionance to the above described unit; said instruments being recorded and said land situate, lying and being in Hillsborough County, Florida.

and more commonly known as 1910 E. Palm Ave., #12303, Tampa, FL 33605 (hereinafter "Property"). will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **August 16, 2024**.

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Public Information Department within two (2) business days of your receipt of this notice at 727-847-8110 (V) in New Port Richey or 352-521-4274, extension 8110 (V) in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654; or via 1-800-955-8771, if you are hearing impaired. Persons with disabilities needing transportation to Court should contact their local public transportation providers for information regarding transportation services.

Dated this 24th day of June 2024.

/s/ Tiffany M. Love

Tiffany M. Love Esq.

Florida Bar No.: 92884

tiffany.love@arlaw.com

ADAMS AND REESE LLP

100 N. Tampa Street, Suite 4000

Tampa, FL 33602

Telephone: (813) 227-5541

Facsimile: (813) 227-5641

Attorneys for Plaintiff

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-001786

Division A

IN RE: ESTATE OF

Edward Mark Palladini

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Edward Mark Palladini, deceased, whose date of death was February 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Tampa, FL 33602. The names and addresses of the personal representative

HILLSBOROUGH COUNTY

and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE 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 28, 2024.

Personal Representative:

s/ Janice Palladini

6382 Palma del Mar Blvd, Apt. 121

St. Petersburg, FL 33705

Attorney for Personal Representative:

s/ Michael Gonzalez, Esq.

Florida Bar No. 66826

Email Addresses:

michael@michaelgonzalezlaw.com

paralegal@michaelgonzalezlaw.com

1000 N. Ashley Dr., Suite 520

Tampa, FL 33602

Telephone: 813-282-7800

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-1979

Division B

IN RE: ESTATE OF

TIMOTHY WOOLHEATER, A/K/A

TIMOTHY S. WOOLHEATER

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Timothy Woolheater, a/k/a Timothy S. Woolheater, deceased, whose date of death was March 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the deced

HILLSBOROUGH COUNTY

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 28, 2024.

Personal Representatives:

DORI THOMPSON
805 Carolyn Street
Mendota, IL 61342
SHARON M. COMER
8819 Glen Lakes
St. Petersburg, FL 33702

Attorney for Personal Representatives:

Lauren Ashley Silvers
Florida Bar Number: 1028165
Wetherington Hamilton, P.A.
812 W. Dr. MLK Jr. Blvd, Suite 101
Tampa, FL 33603
Telephone: (813) 225-1918
Fax: (813) 225-2531
E-Mail: laspleadings@whlaw.com

6/28-7/5/24LG 2T

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

FAMILY LAW DIVISION
Case No.: 23-DR-13861
Division: A

In Re: The Marriage of
ANNE MARIE URENA NUNEZ,
Petitioner,

and
JASON CHRISTOPHER BAGGATTA
JR.,
Respondent.

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

JASON CHRISTOPHER BAGGATTA JR.
3610 LANDING WAY DRIVE APT 202
GREATER NORTHDAL, FL. 33642
(Respondent's last known address)

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANNE MARIE URENA NUNEZ, who is represented by: Mindi Lasley, Esquire, 1005 N. Marion Street, Tampa, Florida 33602, on or before July 31, 2024, and file the original with the clerk of this Court at Family Law, 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is NOT asking the court to decide how any real or personal property should be divided as NO MARITAL PROPERTY EXISTS.

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 6/21/2024

Cindy Stuart
Clerk of the Circuit Court

By: s/ IshaTirado-Baker
Deputy Clerk

6/28-7/19/24LG 4T

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

DIVISION: D

IN THE INTEREST OF:	CASE NO.
L.P. DOB: 6/17/2019	21-DP-327
L.P. DOB: 2/11/2021	21-DP-327
S.C. DOB: 3/15/2022	22-DP-199
R.S.O. DOB: 10/24/2023	24-DP-49
MINOR CHILDREN	

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS
TO: Ginger Parris, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.P. born on 6/17/2019; L.P. born on 2/11/2021; S.C. born on 3/15/2022; and R.S.O born on 10/24/2023. You are hereby **commanded** to appear on August 13, 2024, at 10:00AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twiggs Street Courtroom 310 Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court at least 7 days before your scheduled court appearance, or immediately

HILLSBOROUGH COUNTY

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 19th day of June, 2024.

Cindy Stuart, Clerk of Court
By: s/ Indray Zelaya
As Deputy Clerk

6/28-7/19/24LG 4T

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

CASE NO. 23-DP-120 24-DP-14

DIVISION: D

IN THE INTEREST OF:

K.A. DOB: 10/5/2021
K.A. DOB: 1/4/2024
MINOR CHILDREN

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS
TO: Lisa Conoly, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: K.A. born on 10/5/2021 and K.A. born on 1/4/2024. You are hereby **commanded** to appear on August 13, 2024, at 10:30AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twiggs Street Courtroom 310 Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court 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 17th day of June, 2024.

Cindy Stuart, Clerk of Court

6/28-7/19/24LG 4T

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

DIVISION: D

IN THE INTEREST OF:	CASE NO.
L.P. DOB: 6/17/2019	21-DP-327
L.P. DOB: 2/11/2021	21-DP-327
S.C. DOB: 3/15/2022	22-DP-199
MINOR CHILDREN	

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS
TO: Tylor Corso, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.P. born on 6/17/2019; L.P. born on 2/11/2021; and S.C. born on 3/15/2022. You are hereby **commanded** to appear on August 13, 2024, at 10:00AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse 800 East Twiggs Street Courtroom 310 Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court 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 19th day of June, 2024.

Cindy Stuart, Clerk of Court

By: s/ Indray Zelaya
As Deputy Clerk

6/28-7/19/24LG 4T

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

Case No.: 24-DR-003754

HELENA JEAN LEBRON,
Petitioner,

and
CHRISTIAN ORLANDO LEBRON,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: CHRISTIAN ORLANDO LEBRON
Last known address: 5308 N.
Falkenburg Rd., Tampa, FL 33610

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 HELENA JEAN LEBRON, whose address is 9807 Mark St., Thonotassassa, FL 33592, on or before 7/25/2024, and file the original with the clerk of this Court at 800 E Twiggs St., Tampa FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

HILLSBOROUGH COUNTY

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, 2024

Cindy Stuart
Clerk of the Circuit Court

By: /s/ Erma Yerdon
Deputy Clerk

6/28-7/19/24LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 24-CC-014338 - DIVISION L
THE CONDOMINIUM OF SUNSET PARK ASSOCIATION, INC.,

Plaintiff,

vs.

THOMAS SHERK, a single man,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on June 12, 2024 by the County Court of Hillsborough County, Florida, the property described as:

Unit 212 of SUNSET PARK CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3688, Page(s) 950, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

PROPERTY ADDRESS: 2302 S. Manhattan Avenue, Unit 212, Tampa, FL 33629

will be sold by the Hillsborough County Clerk at public sale on August 2 2024 at 10:00 A.M., electronically online at <http://www.hillsborough.realforeclose.com>.

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

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

/s/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Facsimile No.: (813) 440-2046
Attorneys for Plaintiff

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-001974

IN RE: ESTATE OF
RICHARD WALTON MARCH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Walton March, deceased, whose date of death was February 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 28, 2024.

Personal Representative:

/s/ Michael March
1906 Lake Platt Lane
Tampa, Florida 33618

Attorney for Personal Representative:
/s/ Paul E. Riffel

Attorney
Florida Bar Number: 352098
1319 West Fletcher Avenue
Tampa, Florida 33612
Telephone: (813) 265-1185
E-Mail: paul@paulriffel.com

HILLSBOROUGH COUNTY

Secondary E-Mail: service@paulriffel.com
6/28-7/5/24LG 2T

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

PROBATE DIVISION

Case No.: 24-CP-1913
Division: B

In Re: The Estate of
WILLIAM MERRILL PRINCE
A/K/A WILLIAM M. PRINCE,
Decedent.

NOTICE TO CREDITORS

The administration of the estate of William Merrill Prince a/k/a William M. Prince, deceased, whose date of death was July 1, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602.

The names and addresses of the Personal Representative and Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:

WILLIAM HUGH PRINCE
304 Fern Cliff
Temple Terrace, FL 33617

Attorney for Personal Representative:

JOSEPH R. KALISH, P.A.
18960 N. Dale Mabry Highway
Lutz, FL 33548
(813) 962-8685
josephkalish@aol.com
Florida Bar No. 174191

6/28-7/5/24LG 2T

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

PROBATE DIVISION

Case No. 2024-CP-001832

IN RE: The Estate of
SONDRA COGAN, Also known as
Sandra Forence Cogan,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SONDRA COGAN, also known as Sandra Florence Cogan, Deceased, whose date of death was on April 3, 2024, File Number 2024-CP-001832, is pending in the Clerk of the Circuit Court, Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is June 28, 2024.

Personal Representative:

Randy J. Moffitt
c/o Yates Law Firm, P.A.
320 W. Kennedy Boulevard, Suite 600
Tampa, Florida 33606

Personal Representative's Attorney:

Carla B. Yates, Esquire
Yates Law Firm, P.A.
320 W. Kennedy Boulevard, Suite 600
Tampa, Florida 33606
(813) 254-6516
Florida Bar No.: 709166
cyates@yateslawfirm.com

6/28-7/5/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 23-CC-114171

HUNTERS LAKE HOMEOWNERS' ASSOCIATION, INC.,

Plaintiff,

vs.

CHARLES RANDAL MORGAN, A SINGLE MAN,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 19, 2024 by the Court of HILLSBOROUGH County, Florida, The Clerk of the Court will sell

HILLSBOROUGH COUNTY

the property situated in HILLSBOROUGH County, Florida described as:

Lot 31, Block A, RESERVE AT HUNTERS LAKE, according to the map or plat thereof, as recorded in Plat Book 123, Page(s) 109 through 117, inclusive, of the Public Records of Hillsborough County, Florida.

and commonly known as: 1030 Tracey Ann Loop, Seffner, FL 33584; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at <http://www.hillsborough.realforeclose.com>, on August 09, 2024 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this June 19, 2024

/s/ J. Clarke Brannon, Esq.

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

202 S. Rome Ave. #125, Tampa, FL 33606
45163.11

6/28-7/5/24LG 2T

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

Case No.: 2021-CC-053934

Division: S

HILLSBOROUGH COUNTY

by Claimant. Claimant makes this claim to: SHAWN EVAN AARON; and all derivations and all rights, title, and interests therefrom. The word "derivations" includes variations, adaptations, abbreviations, or any other forms that are derived from the original name: SHAWN EVAN AARON.

NOTICE OF USE: The name SHAWN EVAN AARON™/SM and all its derivatives may neither be used nor reproduced in whole or in part without the prior express written consent and acknowledgment from: Shawn Evan Aaron.

SHAWN EVAN AARON is hereby claimed by Claimant, the legal and equitable entitlement holder, name holder, real party in interest, and copy claimant.

Wherefore, this Notice also serves as a claim and notice of Copyright.

Dispute Resolution:

Any party or person who or that believes they have a legitimate claim or dispute regarding this copyright notice and copyright claim is encouraged to contact the Claimant in writing to the following mailing address to resolve the matter amicably within 30 days from the date of this publication.

Disputes of this Claim, if any must be notarized and specified as to who and how their claim is superior to that of this claim.

Claimants Mailing Address:

SHAWN EVAN AARON
c/o Shawn Evan Aaron Trust
3959 Van Dyke Road
Lutz, Florida

All rights reserved and retained by Claimant: SHAWN EVAN AARON; established 1972.

6/21-7/12/24LG 4T

NOTICE OF COMMON LAW TRADEMARK AND CLAIM**Trademark Notice**

WHEREFORE, this Notice and Claim of Trademark is made by the Claimant known as: Shawn Evan Aaron™, whose Given Name is: Shawn Evan™. Shawn Evan is of the House and Family: AARON.

NOTICE IS HEREBY GIVEN to the world, inclusive of each and every person, man, woman, living being, State, territory organization, commonwealth, nation, agency, Bureau, country, county, municipality, officer, entity, person, trustee, fiduciary, employer, Government, body politic, legislature, Governing body, director, secretary, agency, house, natural person, Political entity, company, association (whether foreign or domestic), et. al.

COMES NOW: aaron, shawn evan™, (hereinafter, "Claimant"); having attained the age of majority and expresses through Trust, does hereby declare and makes this superior Claim to "SHAWN EVAN AARON", a trademark, service mark and trade name claimed by Claimant. Claimant makes this claim to: SHAWN EVAN AARON; and all derivations, all entitlements, and all rights, title, and interests therefrom. The word "derivations" may include any variation, adaptation, abbreviation, namesake, insignia, identifier, signature, autograph, mark, famous mark, image, inclusive of any other form or property derived from the use of: SHAWN EVAN AARON.

NOTICE OF USE: The name SHAWN EVAN AARON™/SM and all its derivatives may neither be used nor reproduced in whole or in part without the prior express written consent and acknowledgment from: SHAWN EVAN AARON.

WHEREFORE, this Notice serves as a notice of Trademark, Service Mark and Trade Name Claim.

Dispute Resolution:

Any party who believes they have a legitimate claim or dispute regarding this trademark or copyright notice is encouraged to contact the Claimant at the following address to resolve the matter amicably:

SHAWN EVAN AARON
c/o aaron, shawn
3959 Van Dyke Road
Lutz, Florida

All rights reserved and retained by Claimant: SHAWN EVAN AARON; established 1972.

6/21-7/12/24LG 4T

PUBLIC NOTICE**Statement Of Interest And Notice Of Claim**

WHEREAS, aaron, shawn evan™, having attained the age of majority and as grantee absolut and sole beneficiary, and as Legal and Equitable owner, subrogee, nameholder and claimant, (hereinafter, "Claimant") to "SHAWN EVAN AARON", Cestui que, and as the sole living heir to SHAWN EVAN AARON, makes this claim and notice of claim of all rights, titles, and interests, inclusive of all chattel, securities, proceeds, expectancy, and all deposit accounts, and other form or property derived from the use of: "SHAWN EVAN AARON"; inclusive of all securities and derivatives and proceeds made therefrom since inception.

WHEREFORE the Claimant claims priority, paramount and superior interest in SHAWN EVAN AARON since inception of agency, and trust/estate #15672321213, since 07/6/1972 and registration date 07/13/1972, the SSN established for SHAWN EVAN AARON (account ending in 9445. Claimant also makes claim to the sequence of the letter and numbers, as auxiliary beneficiary and bond and routing numbers associated with the account); and, the Selective Service Number account ending in 9998-6 and registration date 07/16/1972. Claimant is the entitlement right holder. Claimant makes this claim in good faith.

For the purposes of this notice, "Person" includes any trust, estate, agency, tribunal, entity, individual, corporation, company, association, firm, partnership, society, or joint stock company.

DISPUTE RESOLUTION: If you are

HILLSBOROUGH COUNTY

a creditor or any Person having a bona-fide claim, judgment, demand, or other interest that conflicts with the Claimant's, you must provide valid evidence or documentation of your claim and submit it in writing on or before the later of 3 months after the time of this first publication of this notice or 30 days after the date of service of a copy of this notice. All submissions must include notarized proof of identity and contact information.

FURTHER NOTICE TO CREDITORS: Creditors, if any, with the exception of Claimant, are hereby notified to present their claims or demands and evidence as specified below and, as may be applicable, the Dispute Resolution section above.

Valid evidence or documentation should also include:

- A detailed description of the claim
- Any supporting legal documents
- Reference to applicable laws or statutes

NOTICE: Any claims, judgments, public acts, records, and judicial proceedings (except for those made by Claimant) not submitted within the dispute resolution section will be considered invalid, void or barred and the Claimant's rights, titles, and interests in "SHAWN EVAN AARON" will remain paramount and superior.

For dispute resolution or to mail proof of claim, send mail correspondence to: SHAWN EVAN AARON
c/o aaron.shawn
3959 Van Dyke Road
Lutz, Florida 33558

For any questions or clarifications, please mail:

SHAWN EVAN AARON
c/o Shawn Evan Aaron Trust
3959 Van Dyke Road
Lutz, Florida
United States of America

6/21-7/12/24LG 4T

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

DIVISION: D

IN THE INTEREST OF: CASE NO.
C.P. DOB: 12/01/2021 22-DP-88
O.P. DOB: 10/23/2022 22-DP-775
MINOR CHILD

NOTICE OF ACTION**TERMINATION OF PARENTAL RIGHTS****TO: Miguel Felix, address unknown**

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: C.P. born on 12/01/2021 and O.P. born on 10/23/2022. You are hereby **commanded** to appear on June 25, 2024, at 10:45AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twigg 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 the Court 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 17th day of June, 2024.

Cindy Stuart, Clerk of Court

6/21-7/12/24LG 4T

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

Case No.: 24-008138

Division: F-P

MARTHA VALDES,

Petitioner,

and

OSCAR PABLO VALDES,

Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**TO: OSCAR PABLO VALDES**

Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MARTHA VALDES, whose address is 6619 Reef Cir., Tampa, FL 33625 on or before 7/24/2024, and file the original with the clerk of this Court at 800 E Twigg Street, Room 101, Tampa FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

HILLSBOROUGH COUNTY

certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated June 18, 2024

Cindy Stuart

Clerk of the Circuit Court

By: /s/ Gilberto Blanco

Deputy Clerk

6/21-7/12/24LG 4T

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

DIVISION: D

IN THE INTEREST OF: CASE NO.
L.P. DOB: 6/17/2019 21-DP-327
L.P. DOB: 2/11/2021 21-DP-327
S.C. DOB: 3/15/2022 22-DP-199
MINOR CHILDREN

NOTICE OF ACTION**TERMINATION OF PARENTAL RIGHTS****TO: Tylor Corso, address unknown**

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.P. born on 6/17/2019; L.P. born on 2/11/2021; and S.C. born on 3/15/2022. You are hereby **commanded** to appear on August 13, 2024, at 10:00AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twigg 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 the Court 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 17th day of June, 2024.

Cindy Stuart, Clerk of Court

6/21-7/12/24LG 4T

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

DIVISION: D

IN THE INTEREST OF: CASE NO.
R.S.O. DOB: 10/24/2023 24-DP-49
MINOR CHILD

NOTICE OF ACTION**TERMINATION OF PARENTAL RIGHTS****TO: John Olding, address unknown**

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: R.S.O. born on 10/24/2023. You are hereby **commanded** to appear on August 13, 2024, at 10:00AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twigg 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 the Court 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 17th day of June, 2024.

Cindy Stuart, Clerk of Court

6/21-7/12/24LG 4T

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

DIVISION: D

IN THE INTEREST OF: CASE NO.
L.P. DOB: 6/17/2019 21-DP-327
L.P. DOB: 2/11/2021 21-DP-327
S.C. DOB: 3/15/2022 22-DP-199
R.S.O. DOB: 10/24/2023 24-DP-49
MINOR CHILDREN

NOTICE OF ACTION**TERMINATION OF PARENTAL RIGHTS****TO: Ginger Parris, address unknown**

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: L.P. born on 6/17/2019; L.P. born on 2/11/2021; S.C. born on 3/15/2022; and R.S.O. born on 10/24/2023. You are hereby **commanded** to appear on August 13, 2024, at 10:00AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twigg 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

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 the Court 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 17th day of June, 2024.

Cindy Stuart, Clerk of Court

6/21-7/12/24LG 4T

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

JUVENILE DIVISION

CASE NO. 22-DP-569

DIVISION: S

IN THE INTEREST OF:

A.V. DOB: 6/10/2022

MINOR CHILD

NOTICE OF ACTION**TERMINATION OF PARENTAL RIGHTS****TO: Robert Vasquez**

310 Ave B SE, Winter Haven, FL 33880

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: A.V. born on 6/10/2022. You are hereby **commanded** to appear on July 22, 2024, at 9:00 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twigg Street, Courtroom Number 312, 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. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD 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 Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fjud13.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 17th day of June, 2024.

Cindy Stuart, Clerk of Court

Hillsborough County, Florida

By: s/Indray Zelaya

Deputy Clerk

6/21-7/12/24LG 4T

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

CASE NO.: 2023-DR- 014136

DIVISION: FAMILY C

IN RE: THE MATTER OF:

DARVING JOSE PALACIOS HERNANDEZ, Petitioner/Father,

and

LESVI YURBISAY DE BARROS MESA,

Respondent/Mother.

NOTICE OF ACTION FOR PETITION TO DETERMINE PATERNITY

TO: LESVI YURBISAY DE BARROS MESA
12406 Plantation Pine Lane, Apt. 302
Tampa, FL 33635

YOU ARE NOTIFIED that an action to Determine Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DARVING JOSE PALACIOS HERNANDEZ AND BORELL LAW, whose address is 135 W. CENTRAL BLVD. SUITE 420, ORLANDO, FLORIDA 32801, on or before, JULY 19, 2024, and file the original with the clerk of this Court at HILLSBOROUGH COUNTY CLERK OF COURT, 800 Twigg St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 6/13/2024

Cindy Stuart

As Clerk of Court

By: /s/ Isha Tirado-Baker

Deputy Clerk

6/21-7/12/24LG 4T

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

Case No.: 24-DR-000643

Division: F

HILLSBOROUGH COUNTY

SAMANTHA K. REID,

Petitioner

and

LOUIS T. TYLER, II,

Respondent.

NOTICE OF ACTION FOR: PATERNITY ACTION**TO: LOUIS T. TYLER, II,**

Last known address: 1510 E. 138th Ave, #C, Tampa, FL 33613

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SAMANTHA K. REID, whose address is 601 S. Harbour Island Blvd., Ste. 109, Tampa, FL 33602 on or before July 19, 2024, and file the original with the clerk of this Court at 800 E Twigg St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 6/13/2024

Cindy Stuart

Clerk of the Circuit Court

By: /s/ Isha Tirado-Baker

Deputy Clerk

6/21-7/12/24LG 4T

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

Case No.: 24-DR-003954

Division: D

RACHEL ELIZABETH WITHERSPOON,

Petitioner,

and

NELSON WITHERSPOON II,

Respondent.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) (AMENDED TO CORRECT ADDRESS)**TO: NELSON WITHERSPOON II**

Last known address:

12711 Tall Pine Dr, Tampa FL 33625

HILLSBOROUGH COUNTY

ANY DEFENDANT, OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE SUBJECT PROPERTY, WHETHER ALIVE OR DEAD, AND THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, ASSIGNS, OR BENEFICIARIES

YOU ARE NOTIFIED that an action for quiet title on the following properties in Hillsborough County, Florida:

OAK HEIGHTS NO 3 SUBDIVISION, LOTS 9 AND 10, SECTION 32, TOWNSHIP 28, RANGE 19, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Parcel ID No.: A-32-28-19-47V-000000-00009.0

Commonly Known As: 3110 E Henry Ave, Tampa, FL 33610 ("Property")

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on LACI CASADO, ESQ., Plaintiff's attorney, whose address is BARRY L. MILLER, P.A. 11 N. SUMMERLIN AVE., STE. 100, ORLANDO, FL 32801, within 30 days of the following date: July 23, 2024, pursuant to Section 94.09 Fla. Stat. (2023), and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated 6/17/2024

Cindy Stuart
Clerk of the Court

By s/ Isha Tirado-Baker
Deputy Clerk

6/21-7/12/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 24-DR-002453
DIVISION: A

Tamika N. Pearson
Petitioner

Vs.

Renesha L. Perkins
Joseph B. Henderson
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: RENESHA L. PERKINS

whose last known address is:
8401 Del Rey Ct. Apt 8, Tampa, FL 33617
and whose present address is: Unknown

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

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400

Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33603-3336
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 7/12/2024; otherwise judgment may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request at 800 E. Twiggs Street, Tampa FL 33602.

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

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

WITNESS my hand and the seal of said Court on May 6th, 2024.

Cindy Stuart
Clerk of the Circuit Court

By: s/ Jessica Saladin
Deputy Clerk

6/14-7/5/24LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-DR-004770

FREDDIE LEE DIXON,
Petitioner,

and

GLORIA JEAN BRADWELL,
Respondent.

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

TO: GLORIA JEAN BRADWELL
Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on FREDDIE LEE DIXON, whose address is 12703 Lemon Pepper Dr, Riverview, FL 33578 on or before 28 days after first publication, 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: NA

Copies of all court documents in this

HILLSBOROUGH COUNTY

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

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

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

Dated May 22, 2024

Cindy Stuart
Clerk of the Circuit Court

By: /s/ Erma Yerdon
Deputy Clerk

6/14-7/5/24LG 4T

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

CASE NO. 22-DP-897

DIVISION: D

IN THE INTEREST OF:

J.B. DOB: 3/21/2019

Y.B. DOB: 5/27/2020

K.B. DOB: 7/20/2021

MINOR CHILDREN

NOTICE OF ACTION**TERMINATION OF PARENTAL RIGHTS**

TO: Jay-Quan Berrien, DOB: 9/28/1999

Last known address: 1345 W. Main Street Apt 407, Tampa, FL 33607

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: J.B. born on 3/21/2019, Y.B. born on 5/27/2020 and K.B. born on 7/20/2021. You are hereby **commanded** to appear on July 16, 2024, at 1:45 PM before the Honorable Judge Lisa D. Campbell at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom 310, Tampa, FL 33602, for a **TERMINATION OF PARENTAL RIGHTS 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 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 5th day of June, 2024.

Cindy Stuart, Clerk of Court

6/14-7/5/24LG 4T

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

JUVENILE DIVISION

CASE NO.: 22-DP-896 DIVISION: S

IN THE INTEREST OF:

J.R. DOB: 12/09/2008

Minor Child

NOTICE OF ACTION

THE STATE OF FLORIDA:

TO: CHRISTOPHER TRAIL (father)

DOB: 09/07/1988

Last Known Address: Unknown

A Petition for Termination of Parental Rights under oath has been filed in this court regarding the above-referenced children. You are to appear at the **Edgcomb Courthouse 800 E. Twiggs Street, Tampa, Florida 33602 in court room 312** for a **TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING**. You must appear on the date and at the time specified.

This action is set before the **Honorable Leslie K. Schultz-Kin, Judge of the Circuit Court at 9:00 A.M. on July 23, 2024.** Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

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

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

PLEASE BE GOVERNED ACCORDINGLY

Dated 6/5/2024

HILLSBOROUGH COUNTY

Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida

6/14-7/5/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 24-DR-002453
DIVISION: A

Tamika N. Pearson
Petitioner

Vs.

Renesha L. Perkins
Joseph B. Henderson
Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: JOSEPH B. HENDERSON

whose last known address is: 12401 Orange Grove Dr. Apt 210, Tampa, FL 33618
and whose present address is: Unknown

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

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400

Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33603-3336
(813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 7/12/2024; otherwise judgment may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request at 800 E. Twiggs Street, Tampa FL 33602.

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

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

WITNESS my hand and the seal of said Court on May 6th, 2024.

Cindy Stuart
Clerk of the Circuit Court

By: s/ Jessica Saladin
Deputy Clerk

6/14-7/5/24LG 4T

MANATEE COUNTY**RECEIPT OF APPLICATION NOTICING**

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 890637 from Greystar Development East, LLC, 465 Meeting Street, Suite 500, Charleston, SC, 29403. Application received: 04/02/2024. Proposed activity: Multi-family residential development including apartment buildings, parking lots and associated infrastructure. Project name: Marlowe Sarasota Apartments. Project size: 18 Acres. Location: Sections 31, Township 35, South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

7/5/24LG 1T

RECEIPT OF APPLICATION NOTICING IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2024CA000385AX MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF,

VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WANDA J. MCKINLEY A/K/A WANDA BAYS MCKINLEY A/K/A WANDA MCKINLEY A/K/A WANDA J. BAYS A/K/A WANDALENE JEANETTE MCKINLEY A/K/A WANDALENE JEANETTE BAYS MCKINLEY, 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 Wanda J. McKinley A/K/A Wanda Bays

MANATEE COUNTY

McKinley A/K/A Wanda B. McKinley A/K/A Wanda McKinley A/K/A Wanda J. Bays A/K/A Wandalene Jeanette McKinley A/K/A Wandalene Jeanette Bays McKinley

Last Known Address: 3078 Lake Bayshore Dr Blg O-122, Bradenton, FL 34205

Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Jack R. McKinley Jr A/K/A Jack McKinley Jr A/K/A Jack P. McKinley
Last Known Address: 3078 Lake Bayshore Dr Blg O-122, Bradenton, FL 34205

Current Residence: UNKNOWN
TO: Unknown Spouse of Jack R. McKinley Sr. A/K/A Jack Ray McKinley A/K/A Jack R. McKinley A/K/A Jack McKinley
Last Known Address: 3078 Lake Bayshore Dr Blg O-122, Bradenton, FL 34205

Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
UNIT 122, BUILDING O, BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, PHASE III, SECTION 1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN O.R. BOOK 1064, PAGES 1505 THROUGH 1531, AND RE-RECORDED IN O.R. BOOK 1064, PAGE 2802, AND ANY AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 15, PAGES 62 AND 63, PUBLIC RECORDS OF MANATEE 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 29, 2024 any, to it, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Newspaper, 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 Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.**

WITNESS my hand and the seal of this Court this 12th day of JUNE, 2024.

ANGELINA COLONNESSO

As Clerk of Court

By: /s/

As Deputy Clerk

Publish: La Gaceta Newspaper, 3210 E

7th Ave, Tampa, FL 33605

11080-993935

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

CASE #: 2024-CP-1128

IN RE: ESTATE OF

THOMAS W. RITTER, SR.,

Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOMAS W. RITTER, SR., deceased, whose date of death was February 27, 2024; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2024-CP-1128; 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.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:

Carolyn R. Ritter

11909 Persian Terrace

Bradenton, FL 34212

Attorney for Personal Representative:

Gregory A. Kaiser, Esquire

FBN 47376 ~ greg@wipelf.com

Wills, Trusts, Probate and Elder Law Firm

6751 Professional Parkway, Suite 104

Sarasota, FL 34240

Telephone (941) 914-9145

Fax (941) 914-9514

6/28-7/5/24LG 2T

MANATEE COUNTY**ORANGE COUNTY****NOTICE OF SALE**

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 713.78 & 713.585 OF THE FLORIDA STATUTES.

AFFORDABLE TOWING AND TRANSPORTATION: 9250 SIDNEY HAYES RD, ORLANDO, FL 32824 P#: 407-680-6770

JULY 22, 2024

2002 FORD TK 1FDWW36FX2E25689

ORLANDO TRUCK STOP SERVICES: 712 THORPE RD, ORLANDO, FL 32824

P#: 407-912-5301

JULY 30, 2024

2019 KAUF TL 5VGF6433KL010080

SUM TO REDEEM VEHICLE IS \$8,625.19

2020 TOYT UT JTEBU5JR5L5765408

SUM TO REDEEM VEHICLE IS \$11,409.68

THE LIEN CLAIM

ORANGE COUNTY

120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

7/5-7/26/24LG 4T

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

CASE NO. 2022 CA 4252

FAIRWINDS CREDIT UNION,
Plaintiff,

vs.

PAULA WELLS, THE WILLOWS HOMEOWNERS ASSOCIATION OF ORLANDO, INC., AND JOHN DOE AND JANE DOE AS UNKNOWN TENANT(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).

NOTICE OF FORECLOSURE SALE

Notice is hereby given that the Orange County Clerk of Court will on August 13, 2024, at 11:00 a.m., online at www.myorangeclerk.realforeclose.com, offer for sale one by one, to the highest bidder for cash, the property located in Orange County, Florida, as follows:

LOT 129, THE WILLOWS FIRST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 51, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

pursuant to the Final Judgment of Foreclosure entered on June 25, 2024, in the above-styled cause, pending in said Court.

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 the Clerk reports the funds as unclaimed.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N Orange Avenue, Orlando, Florida 32801, County Phone: (407) 836-2000 via Florida Relay Service".

Dated June 26, 2024

s/ Stephen Orsillo
Stephen Orsillo (FL Bar # 89377) of
Sorenson Van Leuven, PLLC
Post Office Box 3637
Tallahassee, Florida 32315-3637
Telephone (850) 388-0500
Facsimile (850) 391-6800
E-Service E-Mail Address:
ereservice@svllaw.com
Attorneys for Plaintiff

7/5-7/12/24LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-002012-O
Division Probate 2IN RE: ESTATE OF
MIGUEL RAMON OTERO CHAVES II
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of MIGUEL RAMON OTERO CHAVES II, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:
/s/ Gloria Perez de Otero
Gloria Perez de Otero
3925 Clearly Way
Orlando, Florida 32828

Attorney for Personal Representative:

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

6/28-7/5/24LG 2T

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

GENERAL JURISDICTION DIVISION

Case Number: 2024-CA-001190-O

ALLIANCE CONDOMINIUM
ASSOCIATION, INC.

Plaintiff,

vs.

RITA ELKAREH AND NADIN ELKAREH
Defendant(s).**ORANGE COUNTY****NOTICE OF SALE**

NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment of Foreclosure dated June 10, 2024 and entered in Case No. 2024-CA-001190-O of the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida wherein ALLIANCE CONDOMINIUM ASSOCIATION, INC., Plaintiff, and RITA ELKAREH and NADIN ELKAREH are the Defendants, Tiffany Moore Russell, Clerk of the Circuit Court, will sell to the highest and best bidder for cash, at www.myorangeclerk.realforeclose.com 11 AM, on July 15th, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

Unit 143, Block B1, ALLIANCE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 8149, Page 3886, and all amendments thereto, of the Public Records of Orange County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

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 withing 60 days after the sale.

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

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

Attorney for Plaintiff:
Pablo A. Arriola, Esq.
(TFB No. 1019702)

AR LAW GROUP PLLC
8785 SW 165th Ave., Suite 103,
Miami, FL 33193
(786) 636-1001
pablo@arlawgroupfl.com

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

Case No. 2024-CP-001705-O

IN RE: ESTATE OF DEBRA S. HOLMES
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of DEBRA S. HOLMES, deceased, whose date of death was May 16, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave Ste 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 21, 2024.

Signed on this 8th day of May, 2024.

Personal Representative:

/s/ John Thompson
221 Woodland Drive
Plano, IL 60545

Attorney for Personal Representative:

/s/ Elizabeth P. Allen, Attorney
Florida Bar #794480
Primary Email: eallen@gibblaw.com
Secondary Email: plamb@gibblaw.com
Gibbons I Neuman
3321 Henderson Boulevard
Tampa, FL 33609
Telephone: (813) 877-9222

6/21-6/28/24LG 2T

NOTICE OF ACTION

Orange County

BEFORE THE BOARD OF PHYSICAL THERAPYIN RE: The license to practice as a
Physical Therapist

Pola Gayed, P.T.
2170 Crosstn Circle
Orlando, FL 32824

CASE NO.: 2024-04168
LICENSE NO.: PT 35318

The Department of Health has filed an Administrative Complaint against your license to practice as a Physical Therapist, a copy of which may be obtained by contacting Kristen Summers, Chief Legal Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9909.

If no contact has been made by you concerning the above by August 2, 2024 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Physical Therapy in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice no later than seven

ORANGE COUNTY

days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

6/21-7/12/24LG 4T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-001641-O

IN RE: ESTATE OF
HEMIL COLON LOPEZ
Deceased.**NOTICE OF ACTION**

(formal notice by publication)

TO: MAXIMO H. COLON
Whereabouts Unknown
Dominican Republic
and Any and All Heirs of the Estate of
Hemil Colon Lopez

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 8/16/2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on 6/10/2024.

Tiffany Moore Russell
As Clerk of the Court

By: s/ Mayra I Cruz
As Deputy Clerk

6/21-7/12/24LG 4T

OSCEOLA COUNTY**NOTICE OF SALE**

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT RESERVED PUBLIC SALES AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 713.78 & 713.585 OF THE FLORIDA STATUTES.

TOWLANDO TOWING AND RECOVERY:
2720 13 STREET, ST. CLOUD, FL 34769
P#: 407-558-1455

JULY 22, 2024

2023 ALCOM TL 5WFB61427PD009527

TONY'S AUTO BODY SHOP: 2737 OLD DIXIE HWY, KISSIMMEE, FL 34744 P#: 786-271-0568

JULY 31, 2024

2022 TOYT 4D JTDEPMAE7N3023087

SUM TO REDEEM VEHICLE IS \$20,026.50

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE OF THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHICLE MAY FILE A DEMAND FOR HEARING WITH THE CLERK OF THE CIRCUIT COURT IN THE COUNTY WHERE THE VEHICLE IS HELD TO DETERMINE WHETHER THE VEHICLE HAS BEEN WRONGFULLY TAKEN OR WITHHELD FROM HIM OR HER.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPUTED TRANSACTION OCCURRED.

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

7/5/24LG 1T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 24-CC-001297CF

THE OAKS MASTER PROPERTY

OWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

CARLOS BAPTISTA,
Defendant.**NOTICE OF ACTION**

TO: Carlos Baptista

1949 Fairway Loop
Kissimmee, FL 34746

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

Lot 648, OAKS PHASE 1, B-2, according to the Plat thereof, as recorded in Plat Book 13, Pages 88 through 90, of the Public Records of Osceola County, Florida.

and more commonly known as 1949 Fairway Loop, Kissimmee, FL 34746.

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 Brittnee 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.

This notice shall be published once each

OSCEOLA COUNTY

week for two consecutive weeks in La Gaceta Newspaper.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days or your receipt of this Notice: If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 24th day of June, 2024.

Kelvin Soto, Esq., Clerk of Court

By /s/ Susan Vis

Deputy Clerk

Brittnee M. Burns, Esq.

BUSH ROSS, P.A.

P.O. Box 3913, Tampa, FL 33601

Telephone (813) 204-6492

Counsel for Plaintiff

7/5-7/12/24LG 2T

NOTICE OF PUBLIC SALE

State to State Automotive LLC gives notice and intent to sell, for nonpayment/enforcement FL Statute 713.78 towing & storage fees the following vehicles on 07/19/2024 at 8:30 am at 1504 Ree Ln, Kissimmee, FL 34741 Osceola County FL. Said Company reserves the right to accept or reject any and all bids.

2020 CHEV VIN# 1G1ZD5ST5LF098677

2020 CHEV VIN# KL7CJKS8L8333623

7/5/24LG 1T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 23-CC-003259

HICKORY GROVE HOMEOWNERS

ASSOCIATION, INC.,

Plaintiff,

vs.

BRENDA LIZ RIOS,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on May 15, 2024, by the County Court of Osceola County, Florida, the property described as:

Lot 124 of HICKORY GROVE PHASE II, according to the Plat thereof as recorded in Plat Book 28, Pages 50, 51, and 52, of the Public Records of Osceola County, Florida.

and more commonly known as 2986 Greenhill Way, Saint Cloud, FL 34772

will be sold at public sale by the Osceola County Clerk of Court, at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741, to the highest and best bidder, for cash, at 11:00 A.M. on July 16, 2024.

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days or your receipt of this Notice: If you are hearing or voice impaired, call 1-800-955-8771.

Dated 6/24/2024

/s/ C. Willis

Ciara C. Willis, Esquire

Florida Bar No.: 125487

cwillis@bushross.com

BUSH ROSS, P.A.

Post Office Box 3913

Tampa, FL 33601

Telephone No.: (813) 204-6492

Facsimile No.: (813) 223-9620

Attorney for Plaintiff

6/28-7/5/24LG 2T

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

CIVIL DIVISION

CASE NO.: 2023-CC-005742RP

RBC TRAILERS, LLC,

Plaintiff,

vs.

RAMON MORALES,

Defendant.

NOTICE OF ACTION

TO: RAMON MORALES

1720 Big Oak Lane

Kissimmee, FL 34746

YOU ARE NOTIFIED that an action for damages for breach of contract relating to a new 7' x 16' tow-behind trailer, vin #1XN-BD1626N1128960, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Matthew G. Davis, Esq., counsel for Plaintiff, RBC Trailers, LLC, whose address is 100 North Tampa Street, Suite 3700, Tampa, FL 33602, on or before August 13th, 2024 OR within thirty (30) days after the first publication of this Notice in La Gaceta, whichever is later, and file the original with the Clerk of this Court either before service on Plaintiff's counsel or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days or your receipt of this Notice: If you are hearing or voice impaired, call 1-800-955-8771.

Dated on this 18th day of June, 2024.

Kelvin Soto, Esq.

Clerk & Comptroller

By: /s/ Susan Vis

Deputy Clerk

OSCEOLA COUNTY

6/28-7/19/24LG 4T

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

RE: CLUB SEVILLA CONDOMINIUM AS-

SOCIATION, INC.

OSCEOLA County, Florida

Non-Judicial Timeshare foreclosure process

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated January 26, 2024, and was recorded February 6, 2024, in Official Records Book 6545, Page 1242 as Instrument Number 2024015507, of the Public Records of Osceola County, Florida, I will sell, to the highest and best bidder for cash, at CLUB SEVILLA RESORT Manager's Office, 4646 W Irlro Bronson Memorial Highway, Kissimmee, FL 34746 on the 26th day of JUNE,

OSCEOLA COUNTY

THOMAS L AVRUTIS, ESQUIRE
THOMAS L AVRUTIS, ESQUIRE
AS TRUSTEE FOR CLUB SEVILLA II
CONDOMINIUM ASSOCIATION, INC
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237
Telephone (941) 955-7715
Facsimile (941) 953-7625
Email: tom@hodgesavrutis.com

6/28-7/5/24LG 2T

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

Case No: 2024-CA-001488

HEADLANDS RESIDENTIAL
SERIES OWNER TRUST, SERIES
G, BY U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE,
Plaintiff,
vs.

THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS BY, THROUGH, UNDER
OR AGAINST DAVID M. HENRY, et al.,
Defendants.

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS BY, THROUGH, UNDER
OR AGAINST DAVID M. HENRY,
DECEASED
37921 Tiffany Rd.
Dade City, FL 33525

**LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN**
and any unknown heirs, devisees, grant-
ees, creditors and other unknown persons
or unknown spouses claiming by, through
and under the above-named Defendant(s),
if deceased or whose last known address-
es are unknown.

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

Lot 2, as the same is shown on an
unrecorded Map or Plat of the PINE
RIDGE SUBDIVISION, a copy of which
is recorded in Official Record Book
1429, page 0702-0706, Public Records
of Pasco County, Florida and made a
part hereof, more particularly de-
scribed as follows: Commence at the
Southeast corner of Section 15, Town-
ship 25 South, Range 21 East thence
run South 87°36'30" West, along the
Southerly boundary of said Section 15,
100.67 feet to the Westerly boundary
of the right-of-way of U.S. Highway
No. 301, thence North 1°45'00" West
along said right-of-way, 263.0 feet;
thence South 87°36'31" West 150.23
feet for a Point of Beginning; thence
continue South 87°36'31" West 150.0
feet; thence North 1°52'30" West 331.0
feet; thence North 87°36'31" East
150.0 feet; thence South 1°52'30" East
331.0 feet to the Point of Beginning.
Together with a non-exclusive, reciproc-
al, perpetual 50 foot easement from
said Lot to the West right-of-way line of
U.S. Highway 301, as the same lot and
easement are shown on the said Map
or Plat of the PINE RIDGE SUBDIVI-
SION as shown on said Map or Plat
recorded in Official Record Book 1429,
page 0702 (0706), Public Records of
Pasco County, Florida.

has been filed against you and you are
required to serve a copy of your written de-
fenses, if any, to it on Alexandra Kalman,
Esq., Lender Legal PLLC, 1800 Pembroke
Drive, Suite 250, Orlando, Florida 32810
and file the original with the Clerk of the
above-styled Court on or before 30 days
from the first publication, otherwise a de-
fault will be entered against you for the re-
lief demanded in the Complaint. Due on or
before August 5th, 2024.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the provision
of certain assistance. Please contact the
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, at least 7 days
before your scheduled court appearance,
or immediately upon receiving this noti-
fication if the time before the scheduled
appearance is less than 7 days; if you are
hearing impaired call 711. The court does
not provide transportation and cannot ac-
commodate for this service. Persons with
disabilities needing transportation to court
should contact their local public transpor-
tation providers for information regarding
transportation services.

WITNESS my hand and seal of the said
Court on the 2nd day of July, 2024.

Clerk of the Circuit Court

By: /s/ Haley Joyner
Deputy ClerkLender Legal PLLC
1800 Pembroke Dr #250, Orlando, FL 32810
7/5-7/12/24LG 2T**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**File No.: 2023-CP-000652-ES
Section: XIn Re the Estate of:
PABLO VELAZQUEZ,
Deceased.**NOTICE TO CREDITORS**

The administration of the Estate of PABLO VELAZQUEZ, deceased, who died on April 30, 2022, and the last four digits of whose social security number were 6165, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The name of the personal representative and the name

PASCO COUNTY

and address of her attorney are set forth below.

All creditors of Decedent and other persons having claims or demands against the Estate of Decedent 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 Decedent and other persons having claims or demands against the Estate of Decedent 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 DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:
/s/ Mirna Velazquez
MIRNA VELAZQUEZ

Attorneys for Personal Representative:
/s/ Jonathan W. Newlon
Jonathan W. Newlon
Florida Bar No. 167118
ROBERT SPARKS ATTORNEYS, PLLC
14150 6th Street, Suite C
Dade City, FL 33525
Tel. 813-606-5050
jnewlon@rsattorneys.com
pfoley@rsattorneys.com

7/5-7/12/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDAFile No.: 2023-CP-001731-ES
Section: AIn Re the Estate of:
GLENNETH RAYE GRIFFITH,
Deceased.**NOTICE TO CREDITORS**

The administration of the Estate of GLENNETH RAYE GRIFFITH, deceased, who died on July 1, 2023, and the last four digits of whose social security number were 1786, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The name of the personal representative and the name and address of her attorney are set forth below.

All creditors of Decedent and other persons having claims or demands against the Estate of Decedent 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 Decedent and other persons having claims or demands against the Estate of Decedent 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 DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:
/s/ Rosalea R. Lasch
ROSALEA R. LASCH

Attorneys for Personal Representative:
/s/ Jonathan W. Newlon
Jonathan W. Newlon
Florida Bar No. 167118
ROBERT SPARKS ATTORNEYS, PLLC
14150 6th Street, Suite C
Dade City, FL 33525
Tel. 813-606-5050
jnewlon@rsattorneys.com
pfoley@rsattorneys.com

7/5-7/12/24LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDAPROBATE DIVISION
File No. 2024CP000975IN RE: ESTATE OF
JOYCE MARIE HANCOCK
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of JOYCE MARIE HANCOCK, deceased, whose date of death was April 9, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38038 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

PASCO COUNTY

DEATH IS BARRED.

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

Personal Representative:
/s/ Deborah Thorn
DEBORAH THORN
4821 East 98th Avenue
Tampa, Florida 33617

Attorney for Personal Representative:
/s/ C Waller-Douthard
CHELSEA WALLER-DOUTHARD, ESQ.
Florida Bar Number: 112266
WALLER LAW, P.A.
P.O. Box 1668
Dade City, Florida 33526
Telephone: (352) 567-4690
Fax: (352) 567-1307
E-Mail: pleadings@wallerlawfl.com
Secondary E-Mail:
chelsea@wallerlawfl.com

7/5-7/12/24LG 2T

NOTICE OF PUBLIC SALE

COLLATERAL BANKRUPTCY SERVICES, LLC gives Notice of Foreclosure of Lien and intent to sell these vehicles on July 16, 2024 at 10:00 a.m. @ 1103 Precision Street, Holiday, FL 34690 pursuant to subsection 713.78 of the Florida Statutes. Collateral Bankruptcy Services, LLC reserves the right to accept or reject any and/or all bids.

2021 Toyota VIN:
2T3W1RFV3MC141646
2020 YDV VIN: YDV56741C020

7/5/24LG 1T

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

CIRCUIT CIVIL COURT

Case No. 2024CA000201CAAXWS

THOMAS SANDERS,
Plaintiff.

v.

THE ESTATE OF DANA ROCCO,
Deceased, and any of her unknown heirs,
devisees, grantees, assignees, lienors,
creditors, trustees, and all other parties
claiming interest; and THE ESTATE OF
GARY HERMANN, Deceased, and any of
his unknown heirs, devisees, grantees,
assignees, lienors, creditors, trustees,
and all other parties claiming interest,
Defendants.

NOTICE OF ACTIONTO: THE ESTATE OF DANA ROCCO AND
THE ESTATE OF GARY HERMANN

YOU ARE HEREBY NOTIFIED of an ac-
tion for Quiet Title under Adverse Posses-
sion Without Color of Title has been filed in
regard to the following property:

Condominium Unit No. 21, Building
11, SUNNYBROOK VII, A CONDO-
MINIUM, according to the Declara-
tion thereof, as recorded in Official
Records Book 1511, Page 233 and
Condominium Plat Book 2, Pages 131
through 133 both of the Public Rec-
ords of Pasco County, Florida.

Commonly known as: 6338 Spring
Flower Dr., Unit 21, New Port Richey,
FL 34653

Parcel ID No: 16-26-16-0110-01100-
0210

THE ESTATE OF DANA ROCCO AND
THE ESTATE OF GARY HERMANN have
each been identified as having a potential
interest in the outcome of the proceedings.
You are required to file your answer or writ-
ten defenses, if any, in the above proceed-
ing 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 Quiet Title under Adverse Possession
Without Color of Title regarding the above
referenced property.

If you fail to file your response or an-
swer, 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 Com-
plaint. Due on or before August 5th, 2024.

DATED at Pasco County, Florida this
June 28, 2024.

s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

7/5-7/26/24LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDAFile No.: 2023-CP-001907-ES
Section: AIn Re the Estate of:
SANDRA CRABTREE,
Deceased.**NOTICE TO CREDITORS**

The administration of the Estate of SAN-
DRA CRABTREE, deceased, who died on
June 2, 2023, and the last four digits of
whose social security number were 9999,
is pending in the Circuit Court for Pasco
County, Florida, Probate Division, the
address of which is 38053 Live Oak Ave-
nue, Dade City, FL 33523. The name of
the personal representative and the name
and address of her attorney are set forth
below.

All creditors of Decedent and other per-
sons having claims or demands against
the Estate of Decedent 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 Decedent and
other persons having claims or demands
against the Estate of Decedent 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

PASCO COUNTY

CODE 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 first publication of this notice
is July 5, 2024.

Personal Representative:
/s/ Vickie A. Payne
VICKIE A. PAYNE

Attorneys for Personal Representative:
/s/ Jonathan W. Newlon
Jonathan W. Newlon
Florida Bar No. 167118
ROBERT SPARKS ATTORNEYS, PLLC
14150 6th Street, Suite C
Dade City, FL 33525
Tel. 813-606-5050
jnewlon@rsattorneys.com
pfoley@rsattorneys.com

7/5-7/12/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDACarrington Mortgage Services, LLC,
Plaintiff,
vs.

Tanya Canarte, et al.,
Defendants. Case No: 2024CA000538
**NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN** that
pursuant the Final Judgment of
Foreclosure dated 06/18/2024, and
entered in Case No. 2024CA000538 of
the Circuit Court of the SIXTH Judicial
Circuit in and for Pasco County, Florida
wherein Carrington Mortgage Services,
LLC, is the Plaintiff and TANYA
CANARTE; CONCORD STATION
COMMUNITY ASSOCIATION, INC are
Defendants, Nichole "Nikki" Alvarez-
Sowles, Pasco County Clerk of Courts,
will sell to the highest and best bidder
for cash at www.pasco.realforeclose.com
at 11:00 am on August 1, 2024, the
following described property set forth
in said Final Judgment, to wit:
**Lot 46, Block A, CONCORD STATION
PHASE 4 UNIT A & B, according to the
plat thereof as recorded in Plat Book
60, Page 110, of the Public Records of
Pasco County, Florida.**
Property Address: 3233 Whitley Bay Ct,
Land O' Lakes, FL 34638
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 21, 2024

/s/ Nick Geraci
Nick Geraci, Esq.
Florida Bar No. 95582
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
ngeraci@lenderlegal.com
EService@LenderLegal.com
CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and
exact copy of the foregoing was
furnished by U.S. Mail and email, as
required, this 21 day of June 2024 to:

TANYA M. CANARTE
3233 Whitley Bay Ct
Land O' Lakes, FL 34638
CONCORD STATION COMMUNITY
ASSOCIATION, INC
c/o BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
bburns@bushross.com
/s/ Nick Geraci
Nick Geraci, Esq.
11080-994076

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File Number 2024CP000888CPAXWS

IN RE: ESTATE OF
MARION D. SCHNOOR,
Deceased**NOTICE TO CREDITORS**

The administration of the estate of MAR-
ION D. SCHNOOR, deceased, whose date
of death was March 26, 2024, 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 representa-
tive and the personal representative's
attorney are set forth below.

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
ss. 732.216-732.228, applies, or may ap-
ply, unless a written demand is made by
a creditor as specified under s. 732.3311.

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 TIME 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.

PASCO COUNTY

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

Personal Representative:
KATHLEEN EFFINGHAM
8510 Green Street
Port Richey, FL 34668

Attorney for Personal Representative:
Matthew D. Ellrod
6642 Rowan Road
New Port Richey, FL 34653
(727) 843-0566
Fla. Bar No. 377937
email: mattellrod@verizon.net

7/5-7/12/24LG 2T

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

Case No: 2024CA000507CAAXWS

**CARRINGTON MORTGAGE SERVICES,
LLC,
Plaintiff,
vs.**

**MAXWELL BUTLER, ET AL.,
Defendants.****NOTICE OF ACTION**TO: MAXWELL BUTLER
7329 Jenner Avenue
New Port Richey, FL 34655FRANCESCA A. PENA
7329 Jenner Avenue
New Port Richey, FL 34655

**LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN**

and any unknown heirs, devisees, grant-
ees, creditors and other unknown persons
or unknown spouses claiming by, through
and under the above-named Defendant(s),
if deceased or whose last known address-
es are unknown.

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

**LOT 480, SEVEN SPRINGS HOMES
UNIT THREE - B, ACCORDING TO
THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 16,
PAGE(S) 56 AND 57, OF THE PUB-
LIC RECORDS OF PASCO COUN-
TY, FLORIDA**

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Bradford Petrino,
Esq., Lender Legal PLLC, 1800 Pembroke
Drive, Suite 250, Orlando, Florida 32810
and file the original with the Clerk of the
above-styled Court on or before 30 days
from the first publication, otherwise a de-
fault will be entered against you for the re-
lief demanded in the Complaint. Due on or
before July 29th, 2024.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the provision
of certain assistance. Please contact the
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, at least 7 days
before your scheduled court appearance,
or immediately upon receiving this noti-
fication if the time before the scheduled
appearance is less than 7 days; if you are
hearing impaired call 711. The court does
not provide transportation and cannot ac-
commodate for this service. Persons with
disabilities needing transportation to court
should contact their local public transpor-
tation providers for information regarding
transportation services.

WITNESS my hand and seal of the said
Court on the 25th day of June, 2024.

Clerk of the Circuit Court

By: /s/ Haley Joyner
Deputy ClerkLender Legal PLLC
1800 Pembroke Dr #250, Orlando, FL 32810
6/28-7/5/24LG 2T**IN THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA**CASE NO.: 2024-CP-0701
DIVISION: PROBATEIN RE: THE ESTATE OF
MINH N. VO,
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of Minh
N. Vo, deceased, whose date of death
was August 17, 2023, is pending in the
Circuit Court for Pasco County, Florida,
Probate Division, the address of which is
7530 Little Road, Suite 105, New Port
Richey, Florida 3465

PASCO COUNTY

E-Mail: victoria@threeoakslaw.com
6/28-7/5/24LG 2T

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

Case No.: 2024-DR-2963 WS
Division: F

JAMES WILLIAM GAINES,
Petitioner,
and
MELISSA JIMENEZ CERDAS,
Respondent.

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

TO: MELISSA JIMENEZ CERDAS
Last Known Address:
12335 Matisse Cir, Unit 109
New Port Richey, FL 34655-4767

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 JAMES WILLIAM GAINES, whose address is 12335 Matisse Cir, Unit 109, New Port Richey, FL 34655-4767, on or before 7/29/2024, and file the original with the clerk of this Court at 7530 Little Rd., New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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 email address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

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

Dated June 25, 2024
Clerk of the Circuit Court
By: /s/ Melanie Gray
Deputy Clerk

6/28-7/19/24LG 4T

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

PROBATE DIVISION
Case No.: 24-CP-000329

IN RE: ESTATE OF
JENNIE BRYK a/k/a GIOVANINA BRYK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jennie Bryk a/k/a Giovanina Bryk, deceased, whose date of death was December 15, 2019, 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.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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 28, 2024.

Personal Representative:
June Gilone
455 Don Tab Way
Plant City, FL 33565

Attorney for Personal Representative:
Brice Zoeclein, Esq.
Email Address:
brice@zoecleinlawpa.com
Florida Bar No. 0091288
Zoeclein Law, P.A.
150 E. Bloomingdale Ave.
Brandon, FL 33511

6/28-7/5/24LG 2T

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

Case No.: 2024DR002013DRAXES

DALIDA A. WONG,
Petitioner,
and
JHOSEN ARNOVIZ BENITEZ ORTIZ,
Respondent.

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

TO: JHOSEN ARNOVIZ BENITEZ ORTIZ
Last Known Address:
19742 Timberbluff Dr
Land o Lakes, FL 34638

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 DALIDA A. WONG, whose address is 19742 Timberbluff Dr,

PASCO COUNTY

Land o Lakes, FL 34638, on or before 7/29/2024, and file the original with the clerk of this Court at 38053 Live Oak Ave, Dade City, FL 33523, 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 email address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.

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

Dated June 25, 2024
Clerk of the Circuit Court
By: /s/ Melanie Gray
Deputy Clerk

6/28-7/19/24LG 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION
File No. 2024-CP-000704

IN RE: ESTATE OF
NEIL F. KENNEDY, SR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NEIL F. KENNEDY, SR., deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is June 28, 2024.

Signed on this 20th day of June, 2024.

Personal Representative:
/s/ NEIL F. KENNEDY, JR.
4512 Eden Rock Road
Tampa, Florida 33634

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

6/28-7/5/24LG 2T

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

CIVIL DIVISION
Case No. 2024-CC-000931-CCAXWS

LEXINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for profit corporation,
Plaintiff,
v.

CHARLA SHEBAIRO, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to the Default Final Judgment of Foreclosure dated June 20, 2024 entered in Case No. 2024-CC-000931-VWS, of the County Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein **LEXINGTON COMMONS HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit Corporation is Plaintiff, and **CHARLA SHEBAIRO and UNKNOWN TENANT**, are Defendants, I will sell to the highest bidder for cash on **July 15, 2024**, in an online sale at www.pasco.realforeclose.com beginning at **11:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Lot 49, LEXINGTON COMMONS, according to the plat thereof as recorded in Plat Book 59, Page 117, of the Public Records of Pasco County, Florida. Property Address: 8635 Corinthian Way, New Port Richey, FL 34654.

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 IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 45.031.

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, Pasco

PASCO COUNTY

County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (727) 847-8199, via Florida Relay Service.

Dated June 20, 2024

/s/ Bryan B. Levine
Primary Email: pleadings@knoxlevine.com
Jessica L. Knox, Esq., FBN 95636
Bryan B. Levine, Esq., FBN 89821
36354 U.S. 19 N.
Palm Harbor FL 34684
Main Line: (727) 223-6368
Fax: (727) 478-4579

6/28-7/5/24LG 2T

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

Case No.: 2023DR5031DRAX/WS
Division: F

IN RE THE MARRIAGE OF:
CHRISTOPHER ERIC SMITH,
Petitioner,

and

LISA KAREN SMITH,
Respondent.

NOTICE OF ACTION FOR PUBLICATION

TO: LISA KAREN SMITH

YOU ARE NOTIFIED that an action for a Petition for Dissolution of Marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Michelle D'Angelone, Esquire, of TAYLOR D'ANGELONE LAW, P.A., Petitioner's attorney, whose address is 7730 Little Road Ste B, New Port Richey, Florida 34654, on or before July 15, 2024 and file the original with the clerk of this court at Pasco County Courthouse, 7530 Little Road, New Port Richey, Florida 34654 either before service on Petitioner's attorney or immediately thereafter.

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

DATED this 11th day of June 2024.

Nikki Alvarez-Sowles, Esq.
Clerk of the Circuit Court
By: /s/ Beverly Bray
Deputy Clerk

6/14-7/5/24LG 4T

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

CIVIL DIVISION
CASE NO. 22-000870-CI

MIDFLORIDA CREDIT UNION
Plaintiff,
vs.

JUSTIN LAMAHAR SMITH, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated June 27, 2024, and entered in Case No. 22-000870-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein MID-FLORIDA CREDIT UNION is the Plaintiff and JUSTIN LAMAHAR SMITH, AMERICAN EXPRESS NATIONAL BANK, MIDLAND FUNDING, LLC, and SYNOVUS BANK the Defendants. Ken Burke, CPA, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on **August 7, 2024**, the following described property as set forth in said Order of Final Judgment, to wit:

THE SOUTH 45 FEET OF LOT 16 AND THE NORTH 45 FEET OF LOT 17, BLOCK 8, PLAT OF POWERS BAYVIEW ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE(S) 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756. Telephone: (727) 464-3341, via Florida Relay Service.

DATED at Pinellas County, Florida, this 1st day of July, 2024.
GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 443-5087
Fax: (813) 443-5089
emailservice@gilbertgroupplaw.com

By: /s/ Amy M. Kiser, Esq.
Florida Bar No. 46196
863688.029353/TLL

7/5-7/12/24LG 2T

NOTICE OF INTENTION TO REGISTER**PINELLAS COUNTY****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:

RICHARD'S SIMPLE SOLUTIONS

Owner: Ritson LLC
10065 Addison Way 7310
Seminole, FL 33772

7/5/24LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION
File No. 24-006037-ES

IN RE: ESTATE OF
DOMENICA GIULIANO
Deceased

NOTICE TO CREDITORS

The administration of the estate of DOMENICA GIULIANO, deceased, whose date of death was February 14, 2024; File Number 24-006037-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
ANTONIO GIULIANO
103 20th Street
Belleair Beach, FL 33786

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

7/5-7/12/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION
REF: 24-006148-ES

IN RE: ESTATE OF
NANCY M. MYERS
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 NANCY M. MYERS, deceased, File Number 24-006148-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756; that the decedent's date of death was April 27, 2024; that the total value of the estate is \$0.00 (exempt homestead only) and that the names and addresses of those to whom it has been assigned by such order are:

THOMAS K. 2498 17th Avenue North
MYERS St. Petersburg, FL 33713

JACK D. 112 Kammerer Drive
MYERS, JR. Statesville, NC 28625

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Petitioner:

/s/ Thomas K. Myers
THOMAS K. MYERS
2498 17th Avenue North
St. Petersburg, FL 33713

Attorney for Petitioner:
/s/ Jennifer L. Terrana, Esq.
JENNIFER L. TERRANA, P.A.
Florida Bar Number: 77648
1262 Dr. MLK Jr. St. N.
St. Petersburg, FL 33705
Telephone: (727) 270-9004
E-Mail: terranalaw@gmail.com

7/5-7/12/24LG 2T

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

CIVIL DIVISION
CASE NO.: 23-001150-CI
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT

PINELLAS COUNTY**SERIES I TRUST PLAINTIFF, VS.**

JOHN K. SCHERER, ET AL.,
DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Defendants Motion to Cancel and Reschedule the Foreclosure Sale dated the 18th day of June, 2024, and entered in Case No. 23-001150-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust is the Plaintiff and JOHN K. SCHERER; and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00AM on the 14th day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 2, BOULEVARD PARK NO.1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 50, PUBLIC RECORDS OF PINELLAS 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 or your receipt of this document 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. Dated this 19th day of June, 2024.

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
11080-993960

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

Case No: 24-001528-CI

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,

vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST BONNIE C. JOSS, et al.,
Defendants.

NOTICE OF ACTION

TO: RUSSELL JOSS

Last Known Address:
4060 Staghorn Ln.
Weston, FL 33331

RUSSELL JOSS
Last Known Address:
P.O. Box 82611
1600 Pines Blvd.
Pembroke Pines, FL 33028

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

PINELLAS COUNTY

Pinellas County, FL 33756-5165

By: s/ Thomas Smith
Deputy Clerk

Lender Legal PLLC

6/28-7/5/24LG 2T

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

On July 30, 2024 at 9:30 a.m., DANIEL F MARTINEZ, II, P.A., 2701 W. Busch Blvd., Ste. 159, Tampa, Fla. 33618, as Trustee pursuant to that Appointment of Trustee recorded on June 26, 2017, in Official Records Book 19680, Page 1928, Public Records of Pinellas County, Florida, by reason of a now continuing default by Obligor(s). (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligation secured by a Claim of Lien recorded in Official Records Book 22679, Pages 858-859, Public Records of Pinellas County, Fla., including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s). (See Exhibit "A"), by Certified/Registered Mail/Return Receipt Requested or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, at the Resort Office of Camelot, a Condominium, located at 1801 Gulf Way, St. Petersburg Beach, Fla. 33706, all right, title and interest in the property situated in Pinellas County, Fla., described as:

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

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

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

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, P.A., Foreclosure Trustee for Camelot Condominium Owners' Association, Inc.

EXHIBIT "A" - NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount

Paul D. Cone, Billie G. Cone, 25303 Doredo Drive, Punta Gorda, Florida 33955, Unit 208, Week 18, 05/01/2023, \$1,482.50, \$-0-; Billie G. Cone, 25303 Doredo Drive, Punta Gorda, Florida 33955, Unit 208, Week 32, 05/01/2023, \$1,482.50, \$-0-; Peter J. Dever, Maureen J. Dever, 13750 - 104th Terrace N., Largo, Florida 33774, Unit 210, Week 34, 01/01/2022, \$2,201.50, \$-0-; Kristen K. O'Hern, Unknown Heirs of Kristen K. O'Hern, 506 Bough Avenue, Clearwater, Florida 33760, Unit 207, Week 23, 05/01/2022, \$1,870.06, \$-0-; Roger G. Owens, Betty A. Owens, Unknown Heirs of Roger G. Owens & Betty A. Owens, 168 Catfish Street, Haines City, Florida 33844, Unit 209, Week 9, 05/01/2022, \$2,167.50, \$-0-; Thomas G. Tomkowiak, 112 Barden Drive, Havelock, North Carolina 28532, Unit 110, Week 9, 05/01/2022, \$1,880.31, \$-0-; Thomas G. Tomkowiak, 112 Barden Drive, Havelock, North Carolina 28532, Unit 301, Week 16, 05/01/2022, \$1,611.32, \$-0-.

6/28-7/5/24LG 2T

NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE ALL SEASONS VACATION RESORT CONDOMINIUM

On July 30, 2024 at 10:45 a.m., DANIEL F MARTINEZ, II, P.A., 2701 W. Busch Blvd., Ste. 159, Tampa, Fla. 33618, as Trustee pursuant to that Appointment of Trustee recorded on June 9, 2016, in Official Records Book 19222, Page 530, Public Records of Pinellas County, Florida, by reason of a now continuing default by Obligor(s). (See Exhibit "A"), whose address is (See Exhibit "a"), in the payment or performance of the obligation secured by a Claim of Lien recorded in Official Records Book 22698, Pages 1264-1266, Public Records of Pinellas County, Fla., including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s). (See Exhibit "A"), by Certified/Registered Mail/Return Receipt Requested or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, at the Resort Office of All Seasons Vacation Resort Condominium, located at 13070 Gulf Blvd., Madeira Beach, Fla. 33708, all right, title and interest in the property situated in Pinellas County, Fla., described as:

Unit Week (See Exhibit "A") in Timeshare 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, Public Records of Pinellas County, Florida, together with an undivided interest in and to the common elements appurtenant thereto.

PINELLAS COUNTY

13070 Gulf Blvd., Madeira Beach, Fla. 33708 (herein "Timeshare Plan (Property) Address")

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

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, P.A., Foreclosure Trustee for All Seasons Vacation Resort Condominium Association, Inc.

EXHIBIT "A" - NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount

Kathleen M. Behrmann, Elizabeth M. Toscano, Renee Krupp, 225 Boca Ciega Drive, Madeira Beach, Florida 33708, Unit 502, Week 1, 01/01/2023, \$3,147.18, \$-0-; Edgar Wayne Castleberry, Claudia W. Castleberry, 490 Old Poplar Springs Road, Kingston, Tennessee 37763, Unit 304, Week 38, 01/01/2023, \$3,340.81, \$-0-; Harry L. Fish, III, Vivian Darley, Harry L. Fish, Jr., 1916 Elf Drive, Sebring, Florida 33875, Unit 207, Week 38, 01/01/2023, \$2,916.77, \$-0-; Rachel E. Grendel, 1094 Oak Terrace Drive, Traverse City, Michigan 49686, Unit 307, Week 50, 01/01/2023, \$2,866.58, \$-0-; Maurice Johnson, Joan S. Johnson, 12940 N. Lake Carmel Drive, New Orleans, Louisiana 70128, Unit 205, Week 48, 01/01/2023, \$2,731.25, \$-0-; John A. Lee, 6408 Valley Ranch Drive, Cleveland, Ohio 44137, Unit 503, Week 1, 01/01/2023, \$3,402.47, \$-0-; Hurley R. Lewis, Unknown Heirs of Hurley R. Lewis, 4091 Fort Vause Drive, Shawsville, Virginia 24162, Unit 406, Week 27, 11/01/2022, \$1,727.08, \$-0-; Randall Parker, Linda Parker, 3140 Cannon Lane, Columbus, Ohio 43219, Unit 405, Week 1, 01/01/2023, \$2,646.23, \$-0-; Daniel B. Roseman, Alice L. Roseman, Zachary Travis Roseman, 501 The Orchard Road, Clarksville, Georgia 30523, Unit 503, Week 37, 11/01/2022, \$2,109.84, \$-0-; Pamela L. Skavaril, Donna L. Barnes, 378 Buena Vista Drive, Johnstown, Ohio 43031, Unit 407, Week 17, 11/01/2022, \$1,825.19, \$-0-.

6/28-7/5/24LG 2T

NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE NAUTICAL WATCH BEACH RESORT

On July 30, 2024 at 11:45 a.m., DANIEL F MARTINEZ, II, P.A., 2701 W. Busch Blvd., Ste. 159, Tampa, Fla. 33618, as Trustee pursuant to that Appointment of Trustee recorded on June 9, 2016, in Official Records Book 19222, Page 533, Public Records of Pinellas County, Florida, by reason of a now continuing default by Obligor(s). (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligation secured by a Claim of Lien recorded in Official Records Book 22703, Pages 16-17, Public Records of Pinellas County, Fla., including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s). (See Exhibit "A"), by Certified/Registered Mail/Return Receipt Requested or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, at the Resort Office of Nautical Watch Beach Resort, located at 3420 Gulf Blvd., Belleair Beach, Fla. 33786, all right, title and interest in the property situated in Pinellas County, Fla., described as:

An undivided (see Exhibit "A") interest as a tenant in common with other owners in the Resort Facility (see Exhibit "A"), according to the Time Sharing Plan thereof, recorded in Official Records Book 6351, Pages 1245 through 1274, of the Public Records of Pinellas County, Florida ("Plan").

Together with the right to occupy, pursuant to the Plan, Assigned Unit Type (see Exhibit "A") during Assigned Use Period (see Exhibit "A"), if the foregoing is left blank, Unit (see Exhibit "A"), during Unit Week(s) (see Exhibit "A").

3420 Gulf Blvd., Belleair Beach, Fla. 33786 (herein "Timeshare Plan (Property) Address")

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

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, P.A., Foreclosure Trustee for The Nautical Watch Owners Association, Inc.

EXHIBIT "A" - NOTICE OF TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount

Arthur E. Bailey, Angeline K. Bailey, Unknown Heirs of Arthur E. Bailey & Angeline K. Bailey, 8738 Pelican Lane, Largo, Florida 33777, Type B, Use Period Platinum, Unit 18, Week 47, 01/01/2021, \$4,149.13, \$-0-; Arthur E. Bailey, Angeline K. Bailey, Unknown Heirs of Arthur E. Bailey & Angeline K. Bailey, 8738 Pelican Lane, Largo, Florida 33777, Type B, Use Period Silver, Unit 18, Week 48, 01/01/2021, \$2,149.13, \$-0-.

PINELLAS COUNTY

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 2024CP00561

IN RE: ESTATE OF JAMES R. APPLE Deceased.

NOTICE TO CREDITORS

The administration of the estate of James R. Apple, deceased, whose date of death was May 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

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

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 28, 2024.

Co-Personal Representatives:

Susan Stotzer
72 Parkbluff Circle
Ponte Verde, Florida 32081
Elizabeth L. Clark Reynolds
8975 W. Halls River Road
Homasassa, Florida 34448
Patricia L. Margolis
2872 Cedar Run Court
Clearwater, Florida 33760

Attorney for Co-Personal Representatives:

/s/ Lawrence E. Fuentes
Attorney
Florida Bar Number: 161908
Fuentes & Kreisler, P.A.
1407 W. Busch Blvd.
Tampa, Florida 33612
Telephone: (813) 933-6647
Fax: (813) 932-8588
E-Mail: lef@fklaw.net

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 4493

Division Probate

IN RE: ESTATE OF EMMETT EDWARD WATTIGNY Deceased.

NOTICE TO CREDITORS

The administration of the estate of EMMETT EDWARD WATTIGNY, deceased, whose date of death was November 9, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:

LUCILLE DIANE CANAVAN
130 Peaceful Valley Road
Spartanburg, South Carolina 29307

Attorney for Personal Representative:

JASON M. DEPAOLA
E-mail Addresses: jmd@dye-harrison.com
beckyc@dye-harrison.com
Florida Bar No. 0180040
DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA, PLLC
1206 Manatee Avenue West
Bradenton, Florida 34205
Telephone: (941) 746-1167

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 5423

PINELLAS COUNTY

Division Probate

IN RE: ESTATE OF WILLIAM JOSEPH RUDOLPH a/k/a WILLIAM RUDOLPH Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILLIAM JOSEPH RUDOLPH, deceased, whose date of death was May 4, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 28, 2024.

Personal Representative:

ARTHUR RUDOLPH
493 Creek Landing Street
Daniel Island, South Carolina 29492
Attorney for Personal Representative:
JASON M. DEPAOLA
E-mail Addresses: jmd@dye-harrison.com
beckyc@dye-harrison.com
Florida Bar No. 0180040
DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA, PLLC
1206 Manatee Avenue West
Bradenton, Florida 34205
Telephone: (941) 746-1167

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 24-003697-ES

IN RE: ESTATE OF JEFFREY ARTHUR HANSON, Deceased.

NOTICE TO CREDITORS

The administration of the estate of JEFFREY ARTHUR HANSON, deceased, whose date of death was December 9, 2023; File Number 24-003697-ES, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 28, 2024.

Signed on June 24, 2024.

Personal Representative:

/s/ SEAN F. BOGLE, ESQ.
Attorney for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 106313
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: (407) 834-3311
Fax: (407) 834-3302

6/28-7/5/24 2T

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

RE: VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

PINELLAS County, Florida

Non-Judicial Timeshare foreclosure process

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of timeshare units on the Claim of Lien, which is dated February 29, 2024 and was recorded March 8, 2024, in the Official Records of Pinellas County, Florida in Official Records Book 22728, Page 1832 as Instrument Number 2024059756, and the Claim of Lien, which is dated February 29, 2024 and was recorded April 23, 2024, in the Official Records of Pinellas County, Florida in Official Records Book 22775, Page 2017 as Instrument Number 2024102732 will sell, to the highest and best bidder for cash, at the VOYAGER BEACH CLUB RESORT Manager's Office, 11860 Gulf Blvd, Treasure Island, FL 33706 on the 26th day of JUNE, 2024, at 11:00 a.m., the following described real property located in PINELLAS County, Florida, to-wit:

PINELLAS COUNTY

Unit Numbers and Week Numbers as set forth below in VOYAGER BEACH CLUB, a Condominium and located at 11860 Gulf Boulevard, Treasure Island, FL 33706, as more particularly defined and governed by that certain Declaration of Condominium recorded in Official Records Book 5477, page 1561 et seq. 1631, in the Public Records of Pinellas County, Florida, and all subsequent amendments there and exhibits thereto, if any.

Unit Number:	Week Number:	Unit Number:	Week Number:
2202	15	2203	01, 41, 42, 52
2205	10, 26	2206	21
2207	26	2208	38, 49, 52
2210	43	3302	28, 50
3304	42	3305	51
3309	28, 49	3310	04, 20
4402	46, 47	4404	43
4405	31	4406	14, 35, 48
4407	23	5502	31
5504	21	5505	22
5507	35, 36	5509	33, 37
6603	31, 39	6605	28
6606	29, 34	6607	49, 50
6608	48, 49		

TO: Owner(s)

Address
Unit /Week Number(s)
Amount due:

Valerian V Blatny and Darlene A Blatny
1115 Bates Street
Brandon, FL 33510
5509/37

\$1,703.20 with a per diem of \$0.84 from February 8, 2024

Catherine Boatman
4554 Cedarwood Village Drive
Tampa, FL 33624
4405/31

\$1,703.30 with a per diem of \$0.84 from February 8, 2024

Jane Bondaruk
65 Admiral Drive
Cameron, ON, K0M 1G0 Canada
3302/50

\$1,703.30 with a per diem of \$0.84 from February 8, 2024

Janet L Boston

1076 Alston Bay Blvd
Apopka, FL 32703
3304/42

\$1,715.10 with a per diem of \$0.85 from February 8, 2024

\$1,625.84 with a per diem of \$0.81 from February 8, 2024

Carmela Colandrea, Eugenio Colandrea & Carmela Lancaster
407 Lake Caroline Circle
Lakeland, FL 33813
5505/22

\$1,349.86 with a per diem of \$0.67 from February 8, 2024

Kathy Corum & Ronald Corum
73 Buena Vista Court
Toms River, NJ 08757
6607/49

\$1,703.30 with a per diem of \$0.84 from February 8, 2024

\$1,703.30 with a per diem of \$0.84 from February 8, 2024

\$1,703.30 with a per diem of \$0.84 from February 8, 2024

\$1,703.30 with a per diem of \$0.84 from February 8, 2024

\$1,703.30 with a per diem of \$0.84 from February 8, 2024

Tamara Cross and Brooklyn Cross
3511 N Arlington Avenue, Apt 3
Tampa, FL 33605-5640
4407/23

\$1,703.30 with a per diem of \$0.84 from February 8, 2024

PINELLAS COUNTY

February 8, 2024
David E Himes and Susan L Himes
2387 Kingsway Drive
Bettendorf, IA 52772
3309/49
\$2,342.15 with a per diem of \$1.16 from
February 8, 2024
Lindsay G King and E Jean King
8 Olsen Drive
Toronto, ON M3A 3J2 Canada
2205/10
\$1,743.30 with a per diem of \$0.86 from
February 8, 2024
Rebecca S Knowles and Ronald A Knowles
204 South Forsyth Street
Bunnell, FL 32110
6606/29
\$1,328.67 with a per diem of \$0.66 from
February 8, 2024
Eric Kriisa and Teresa Wilson
11404 Bruin Drive
New Port Richey, FL 34654
2208/38
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
Anthony Maffia and Jason Maffia
722 Willow Road
Franklin Square, NY 11010
4404/43
\$1,703.27 with a per diem of \$0.84 from
February 8, 2024
David Mancuso and Danielle Mancuso
5200 NW 191st Place
Reddick, FL 32686-2265
3309/28
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
Charles McKenzie and Serina McKenzie
9152 Golden Gate Blvd
Polk City, FL 33868
6606/34
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
Robin C Mitchell
600 Barrett Drive
Merritt Island, FL 32952
5502/31
\$1,503.69 with a per diem of \$0.75 from
February 8, 2024
Dwain Moore and Pamela Lodes
P.O. Box 323
Kingston, OK 73439
6608/48
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
Sheila Mosack
101 De Young Drive
Climax Springs, MO 65324
3302/28
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
Allen D Norton, Angela J Norton and Melissa Norton
1019 E Maple Street
Jeffersonville, IN 47130
6603/39
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
Kim O'Connor
PMB 164
1700 N Monroe St, Ste 11
Tallahassee, FL 32303-001
2208/52
\$1,683.30 with a per diem of \$0.83 from
February 8, 2024
\$1,683.30 with a per diem of \$0.83 from
February 8, 2024
\$1,683.30 with a per diem of \$0.83 from
February 8, 2024
Calvin S Robinson and Debra Robinson
2117 Egret Drive
Clearwater, FL 33764
2208/49
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
James Piechowski and Julia Piechowski
Estate of James Piechowski
All heirs and devisees of the Estate of James Piechowski
2703 Hadley Avenue N
Oakdale, MN 55128
2203/41
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
George K Ritter and Jane Ritter
Estate of George Ritter
All heirs and devisees of the Estate of George K Ritter
Estate of Jane Ritter
All heirs and devisees of the Estate of Jane Ritter
24291 Silver Lane
Punta Gorda, FL 33955-4047
6603/31
\$1,703.30 with a per diem of \$0.84 from
February 8, 2024
Mary Caitlin Urfer and Eric A Urfer
10650 S Avenida Compadre
Lot 65
Yuma, AZ 85365
5504/21
\$1,621.24 with a per diem of \$0.81 from
February 8, 2024
Priscilla Stefan
5 Kings Court
Abilene, TX 79605
3310/04
\$1,044.15 with a per diem of \$0.52 from
February 8, 2024
John E Fulop
5926 4th Avenue South
St Petersburg, FL 33707
2207/26
\$1,044.55 with a per diem of \$0.52 from
February 8, 2024
2202/15
\$1,044.55 with a per diem of \$0.52 from
February 8, 2024

The assessment lien created by each of the Claims of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 12th day of JUNE, 2024.

I HEREBY CERTIFY that a true and correct copy of this NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL

PINELLAS COUNTY

TIMESHARE FORECLOSURE has been furnished by regular First-Class U.S. Mail to each of the obligors at the above listed addresses on this 12th day of JUNE, 2024.
THOMAS L AVRUTIS, ESQUIRE
THOMAS L AVRUTIS, ESQUIRE
TRUSTEE FOR VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC
201 Fletcher Avenue, Second Floor
Sarasota, FL 34236
Telephone (941) 955-7715
Facsimile (941) 953-7625
Email: tom@hodesavrutis.com
6/28-7/5/24LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE #24-CP-004813-ES

IN RE: THE ESTATE OF
CHRISTINE CHRIST NEFF,
aka CHRISTINE C. NEFF,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Christine Christ Neff, aka Christine C. Neff, deceased, whose date of death was December 24, 2022 is pending in the Circuit Court of Pinellas County, Florida, the address of which is 315 Court St, Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 28, 2024.

Personal Representative:

Thomas Keith Branoff
1420 Chantclair Cir
Wixom MI 48393

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
6/28-7/5/24LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 24-296-FD
Division: 25

CLAY S. HADDOCK,
Petitioner,
and

SARAH HADDOCK,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: SARAH HADDOCK
Last known address: NA

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 CLAY S. HADDOCK, whose address is 3237 Beaver Dr, Clearwater, FL 33761, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 6/10/2024
Ken Burke
Clerk of the Circuit Court and Comptroller
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Thomas Smith
Deputy Clerk
6/14-7/5/24LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 24-3928-FD

LYNETTE L. DAVIS,
Petitioner,
and

TUNGO E. HARRIS,
Respondent.

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

TO: TUNGO E. HARRIS
Last known address: 4115 Whiting Dr. SE, St. Petersburg, FL 33705

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 LYNETTE L. DAVIS, whose address is 4115 Whiting Dr. SE, St. Petersburg, FL 33705, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Room 170, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

You must keep the Clerk of the 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 6/10/2024
Ken Burke
Clerk of the Circuit Court and Comptroller
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Thomas Smith
Deputy Clerk
6/14-7/5/24LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 24-003110-FD

GREGORY CHARLES WEAVER,
Petitioner,
and
LINDA MAE ALEXANDER,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO MINOR CHILDREN

TO: LINDA MAE ALEXANDER
Last known address: 3764 Tanglewilde St, Apt 15, Houston, TX 77063

YOU ARE NOTIFIED that an action for Dissolution of Marriage with No Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on GREGORY CHARLES WEAVER, whose address is 435 16th Ave SE, Lot 549, Largo, FL 33771, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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 6/11/2024
Ken Burke
Clerk of the Circuit Court and Comptroller
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165
By: /s/ Thomas Smith
Deputy Clerk
6/14-7/5/24LG 4T

POLK COUNTY**IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**

Case No.: 2024DR-3542
Section: 02

IN THE MATTER OF THE ADOPTION OF CHARLOTTE MAE SHAHIN,
DOB: 12/15/2016,
CHRISTOPHER MONTGOMERY D'AMATO SHAHIN,
DOB: 06/04/2015,
Adoptees.

NOTICE OF ACTION

TO: Christopher Montgomery Payne
Date of Birth: April 25, 1978
Last known address: 536 34th Avenue North, Saint Petersburg, Florida
Description: White Male, Approximately 6'1" in Height, Red Hair, Blue Eyes

YOU ARE HEREBY NOTIFIED that a Petition to Terminate Parental Rights and Stepparent Adoption action has been filed against you.

POLK COUNTY

YOU ARE REQUIRED to serve a copy of your written defenses, if any, on Petitioners' attorney, Deborah Carroll, Esquire, 2920 Winter Lake Road, Lakeland, Florida 33803, on or before July 22, 2024, and file the original with the Clerk of this Court either before service on Petitioners' attorney or immediately thereafter. Otherwise, a default will be entered against you for the relief demanded in the Petition.

DATED June 14, 2024

Stacy M. Butterfield
Clerk of Court

By: /s/ Shari R. Reed
As Deputy Clerk
255 N. Broadway Avenue
Bartow, Florida 33831

7/5-7/26/24LG 4T

IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2024-CA-001918

KENNETH A. BELLOIS AND
PATRICIA BELLOIS,
Plaintiff,
v.

PAUL CEGLIA AND ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ANY DEFENDANT, OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE SUBJECT PROPERTY, WHETHER ALIVE OR DEAD, AND THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, ASSIGNS, OR BENEFICIARIES, Defendants.

NOTICE OF ACTION

TO: PAUL CEGLIA AND ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ANY DEFENDANT, OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE SUBJECT PROPERTY, WHETHER ALIVE OR DEAD, AND THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, ASSIGNS, OR BENEFICIARIES

YOU ARE NOTIFIED that an action for quiet title on the following properties in Polk County, Florida:

THE W ¼ OF THE NW ¼ OF THE NE ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 30 EAST, POLK COUNTY, FLORIDA.

Parcel ID No.: 30-30-09-000000-041120 ("Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on LACI CASADO, ESQ., Plaintiff's attorney, whose address is BARRY L. MILLER, P.A. 11 N. SUMMERLIN AVE., STE. 100, ORLANDO, FL 32801, within 30 days of the following date: 8/2/24, pursuant to Section 94.09 Fla. Stat. (2023), and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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.

Dated 6/25/24

Stacy M. Butterfield
Clerk of the Court

By: s/Ashley Saunders
As Deputy Clerk
7/5-7/26/24LG 4T

NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT RESERVED PUBLIC SALES AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.78 OF THE FLORIDA STATUTES.

1999 CARGO TL 1T9ES1017XC452870 JULY 18, 2024

2015 HYUN 2D KMHHU6KJ9FU122563 JULY 22, 2024

POINCIANA TOWING & RECOVERY: 800 US 17/92 S, DAVENPORT, FL 33837 P#: 407-456-9277

TERMS OF THE SALE ARE CASH, NO CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS, NO GUARANTEES. VEHICLES ARE SUBJECT TO RELEASE PRIOR TO SALE.

7/5/24LG 1T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

Case No. 2024CP0001200000XX

IN RE: ESTATE OF
MARIO DEL MAZO ADLER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARIO DEL MAZO ADLER, deceased, whose date of death was August 3, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

POLK COUNTY

claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 July 5, 2024.

Personal Representative:
Mario Del Mazo
1636 Southwest 16th Street
Miami, Florida 33145

Attorney for Personal Representative:

Jacob Rubin, Esq.
Florida Bar No. 1026156
jacob@zoeckleinlawpa.com
Brice Zoecklein, Esq.
brice@zoeckleinlawpa.com
info@zoeckleinlawpa.com
Florida Bar No. 85615
Zoecklein Law, P.A.
150 E Bloomingdale Ave.
Brandon, Florida 33511
Telephone: (813) 501-5071
Fax: (813) 925-4310

7/5-7/12/24LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2023-CC-004731

Imperial Harbours Condominium Association, Inc.,
Plaintiff,

vs.

Kurt Douglas Carlson; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure After Default, dated June 18, 2024, and entered in Case Number: 2023-CC-004731, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Imperial Harbours Condominium Association, Inc. is the Plaintiff, and Kurt Douglas Carlson is the Defendant, the clerk will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 o'clock A.M. on July 23, 2024, the following described property as set forth in said Final Judgment of Foreclosure, After Default, to-wit:

Property Description:

CONDOMINIUM UNIT NO. 201-A OF IMPERIAL HARBOURS, PHASE I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1456, PAGE 1005, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS BOOK 1519 AT PAGE 74, AND ACCORDING TO THE CONDOMINIUM PLAT BOOK 1, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Property Address: 333 Lake Howard Dr NW APT 201A, Winter Haven, FL 33880

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

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

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/ Crystal Beloff
Crystal Beloff, Esquire
Florida Bar No. 1018320
crystal@dhnattorneys.com

7/5-7/12/24LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

GRACE MARIE MONTANEZ MARCIAL;
et al.,

Defendants. Case No: 2023-CA-006479

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated June 25, 2024, and entered in Case No. 2023-CA-006479 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and GRACE MARIE MONTANEZ MARCIAL; MICHAEL JAMES BUSTAMANTE and ATRIA AT RIDGEWOOD LAKES ASSOCIATION, INC, are Defendants, Stacy M. Butterfield, the Polk County Clerk of Courts will sell to the highest and best bidder for cash online at https://www.polk.realforeclose.com at 10:00 A.M. on July 31, 2024 the following described property set forth in said Final Judgment, to wit:

LOT 95, ATRIA AT RIDGEWOOD LAKES, ACCORDING TO THE PLAY AS RECORDED IN PLAT BOOK 186, PAGES 11 THROUGH 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Commonly known as: 1366 Yellow Finch Dr., Davenport, FL 33837

Any person or entity claiming an interest in the surplus, if any, resulting

(Continued on next page)

POLK COUNTY

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 28, 2024.
/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 this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

CERTIFICATE OF SERVICE
I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 28th day of June 2024 to: Dana Anderson, Esq.
2949 W. State Road 434, Suite 100
Longwood, FL 32779
dana.andersonesq@gmail.com
Attorney for Michael James Bustamante
Grace Marie Montanez Marcial
543 Bent Oak Loop
Davenport, FL 33837
Atria at Ridgewood Lakes Association, Inc.

121 S. Orange Ave, Suite 1170A
Orlando, FL 32801
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
11080-994497

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022CA002108000000
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RONALD GILBERT, UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRENDA GILBERT ET AL., DEFENDANTS.

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of June, 2024, and entered in Case No. 2022CA002108000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A JOSE ACEVEDO, UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRENDA GILBERT, UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RONALD GILBERT, UNKNOWN SPOUSE OF PEARL THAYER, UNKNOWN SPOUSE OF ROGER THAYER, UNKNOWN SPOUSE OF BRENDA GILBERT, UNKNOWN SPOUSE OF RONALD GILBERT, ALICIA DRUCILLA PAULEY A/K/A ALISHA PAULEY A/K/A ALICIA MOODY, KAREN GILBERT AND CHRISTY GILBERT are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 19th day of August, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 1, OAK TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 24th day of June, 2024.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
11080-994191

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CA-005631

STONE MORTGAGE HOLDINGS, LLC, a Florida limited liability company, Plaintiff,

POLK COUNTY

vs.
RAISE OR FOLD, LLC, a Florida limited liability company, d/b/a RUMORS; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; STATE OF FLORIDA DEPARTMENT OF REVENUE; and DEANNA HAILEY, INDIVIDUALLY, Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that and by virtue of the Final Summary Judgment of Foreclosure entered June 18, 2024, in Civil Case No. 2023-CA-005631, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Bartow, Florida, wherein STONE MORTGAGE HOLDINGS, LLC, is Plaintiff, and RAISE OR FOLD, LLC, a Florida limited liability company, d/b/a RUMORS; STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; STATE OF FLORIDA DEPARTMENT OF REVENUE; and DEANNA HAILEY, INDIVIDUALLY, are Defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will offer for sale and sell at public sale to the highest and best bidder for cash at an internet online auction, which may be accessed at www.polk.realforeclose.com at 10:00 a.m., on August 2, 2024, the following described property situated in Polk County, Florida: Florida 4COP Liquor License No. 63-05803

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

If you are a person with a disability who needs any accommodation in order to participate in a court 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 or 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.

Dated June 26, 2024

/s/ Stephen M. Stone
STEPHEN M. STONE, ESQUIRE
Florida Bar No. 113096
Attorney for Plaintiff
725 North Magnolia Avenue
Orlando, Florida 32803
(407) 423-7910 Fax: (407) 423-8083
E-service: stephen@smstonelaw.com
Secondary: nancy@smstonelaw.com

6/28-7/5/24LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2021CC-002225-0000-00

LAKE ALFRED ESTATES HOME-OWNERS ASSOCIATION, INC., Plaintiff

vs.
WILLIAM H. BOYD; UNKNOWN SPOUSE OF WILLIAM H. BOYD AND UNKNOWN PARTIES IN POSSESSION, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given pursuant to the Final Judgment of Foreclosure dated June 18, 2024, in Case No. 2021CC-002225-0000-00, of the County Court in and for Polk County, Florida, wherein LAKE ALFRED ESTATES HOMEOWNERS ASSOCIATION, INC. is the Plaintiff and WILLIAM H. BOYD, UNKNOWN SPOUSE OF WILLIAM H. BOYD, AND UNKNOWN PARTIES IN POSSESSION are the Defendants, the Clerk of the Court shall sell the property at public sale on July 23, 2024, online at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla. Stat. The following described property set forth in the Order of Final Judgment:

Lot 28, LAKE ALFRED ESTATES, according to the plat thereof recorded in Plat Book 148, Pages 40, 41 and 42, inclusive, of the Public Records of Polk County, Florida;

Property Address: 389 Sierra Mike Blvd. Lake Alfred, FL 33850.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION, 255 N BROADWAY AVE, BARTOW, FL 33830, TELEPHONE: (863) 534-4000 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE.

Dated June 20, 2024
/s/ Matthew D. Morton
MATTHEW D. MORTON, Esquire
"Of Counsel"
Florida Bar No.: 415332
RUSSELL E. KLEMM, Esquire
Florida Bar No.: 292826
CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

6/28-7/5/24LG 2T

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 53-2024-CP-002087

IN RE: ESTATE OF GARY F. COOK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GARY F. COOK, deceased, whose date of death was May 26, 2024; File Number 53-2024-CP-002087, is pending in the Circuit Court for Polk County, Florida, Probate Di-

POLK COUNTY

vision, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 28, 2024.

Personal Representative:
/s/ Maggie L. Cook
265 Dixie Dr.
Haines City, FL 33844

Attorney for Personal Representative:
/s/ Camille Sebreth
Attorney
Florida Bar No. 0051552
Law Offices of Camille Sebreth, PLLC
4604 Andrus Ave.
Orlando, FL 32804
Telephone: (407) 556-7589
Facsimile: (407) 792-5464
Email: camillesebreth@yahoo.com
Secondary Email: info@sebrethlaw.com
6/28-7/5/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2024-CA-1068

OMAIRA RODRIGUEZ,
Plaintiff,

v.
ANGEL MORALES,
Defendant.

NOTICE OF ACTION FOR STATEMENT OF CLAIM

TO: The Defendant, ANGEL MORALES, whose last known address is 1946 Redmont Ave., Lehigh Acres, Florida 33972.

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OMAIRA RODRIGUEZ, whose address is 255 Begonia Place, Poinciana, Florida 34759, on or before 28 days after the first publication of this notice, and file the original with the Polk County Clerk of Courts at 255 N. Broadway Ave. Bartow, Florida 33830, before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

6/12/2024
Stacy M. Butterfield
Clerk of the Circuit Court

6/14-7/5/24LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-2075

IN RE: ESTATE OF JAMES TAYLOR MOLONSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES TAYLOR MOLONSON, deceased, whose date of death was January 8, 2024, is pending in the Circuit Court for Sarasota County Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

SARASOTA COUNTY

LINDA DIANE MOLONSON
4217 N Chamberlain Boulevard
North Port, Florida 34286
Attorney for Personal Representative:
NORBERTO S. KATZ, ESQUIRE
Florida Bar No.: 399086
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Fax: (407) 849-7075
Primary: velizkatz@velizkatzlaw.com
Secondary: kmorales@velizkatzlaw.com
7/5-7/12/24LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-4138

IN RE: ESTATE OF SUSAN ELLEN ZAYICEK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SUSAN ELLEN ZAYICEK, deceased, whose date of death was June 20, 2022, is pending in the Circuit Court for Sarasota County Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, Florida 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
JON ZAYICEK
1101 Hillside Trace
Chesapeake, Virginia 23322

Attorney for Personal Representative:
NORBERTO S. KATZ, ESQUIRE
Florida Bar No.: 399086
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Fax: (407) 849-7075
Primary: velizkatz@velizkatzlaw.com
Secondary: kmorales@velizkatzlaw.com
7/5-7/12/24LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 000448 NC

IN RE: ESTATE OF JULIAN ESTRADA
Deceased

NOTICE TO CREDITORS

The administration of the estate of JULIAN ESTRADA, deceased, whose date of death was April 16, 2023; File Number 2024 CP 000448 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
LILIANA ESTRADA RODRIGUEZ
15311 Las Olas Place
Bradenton, FL 34212

Personal Representative's Attorneys:
/s/ 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
7/5-7/12/24LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
EF MORTGAGE, LLC,
Plaintiff,
vs.
MODERN CEO 2 INC; ADRIANA

SARASOTA COUNTY

VICTORIA DEL MONTE GONZALEZ;
2600 MOHEGAN RD INC; UNKNOWN
TENANT #1; UNKNOWN TENANT #2;
ALL OTHER UNKNOWN PARTIES
CLAIMING INTERESTS BY, THROUGH,
UNDER, AND AGAINST THE HEREIN
NAMED DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR
ALIVE, WHETHER SAME UNKNOWN
PARTIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVEISEES,
GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

CASE NO. 2023 CA 008791 NC
DIVISION
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered on May 29, 2024, in the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, Karen Rushing, the Clerk of Court will sell to the highest and best bidder for cash at http://www.sarasota.realforeclose.com, on JULY 16, 2024 at 9:00 A.M., the following described property as set forth in said Final Judgment, to wit:
LOT 17313 AND 17314, BLOCK, SOUTH VENICE, UNIT NO. 65, ACCORDED TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 44, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Property Address: A/K/A 2600 MOHEGAN ROAD, VENICE, FL 34293
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.

Dated: June 20, 2024
/s/ Audrey J. Dixon
Audrey J. Dixon, Esq.
Florida Bar No.: 39288
MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
Phone: 404.474.7149
Email: ServiceFL@mtglaw.com
SEE AMERICANS WITH DISABILITIES ACT

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 provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941)861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. 11080-994053

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001776NC

IN RE: ESTATE OF MARGARET A. DIETRICH AKA MARGARET DIETRICH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARGARET A. DIETRICH aka MARGARET DIETRICH, deceased, whose date of death was January 7, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230-3079. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative:
DEBORAH A. SCHWARTZ
683 Michael Drive
Toms River, New Jersey 08753

Attorney for Personal Representative:
NORMAN A. PALUMBO, JR., ESQUIRE
Florida Bar Number: 329002
P.O. Box 10845
Tampa, Florida 33679-0845
Telephone: (813) 831-4379
Fax: (813) 832-6803
E-Mail: nap.floridalaw@gmail.com

6/28-7/5/24LG 2T



NOTICE OF TAMPA CITY COUNCIL PUBLIC HEARING FOR ADOPTION OF THE SPECIAL ASSESSMENT WITHIN THE WESTSHORE AREA OF THE CITY OF TAMPA TO PAY FOR ENHANCED SERVICES

On August 22, 2024, at 10:30 a.m., or as soon thereafter as practicable, the City Council for the City of Tampa, Florida, shall conduct a public hearing in City Council Chambers, 315 E. Kennedy Boulevard, Tampa, FL 33602, to consider the adoption of a non-ad valorem (special) assessment roll for a 2024 (FY2025) non-ad valorem (special) assessment within the Westshore area of the City of Tampa, the boundaries of which are identified on the map included in this notice.

The proposed 2024 (FY2025) special assessment will be based upon an assessment rate of \$0.1325 per \$1,000 of assessed value of all property subject to the assessment, which will generate approximately \$XXX,XXX in total revenue to be used to pay for certain enhanced services and improvements in the Westshore area of the City of Tampa including transportation improvements, marketing and security services and related administrative costs.

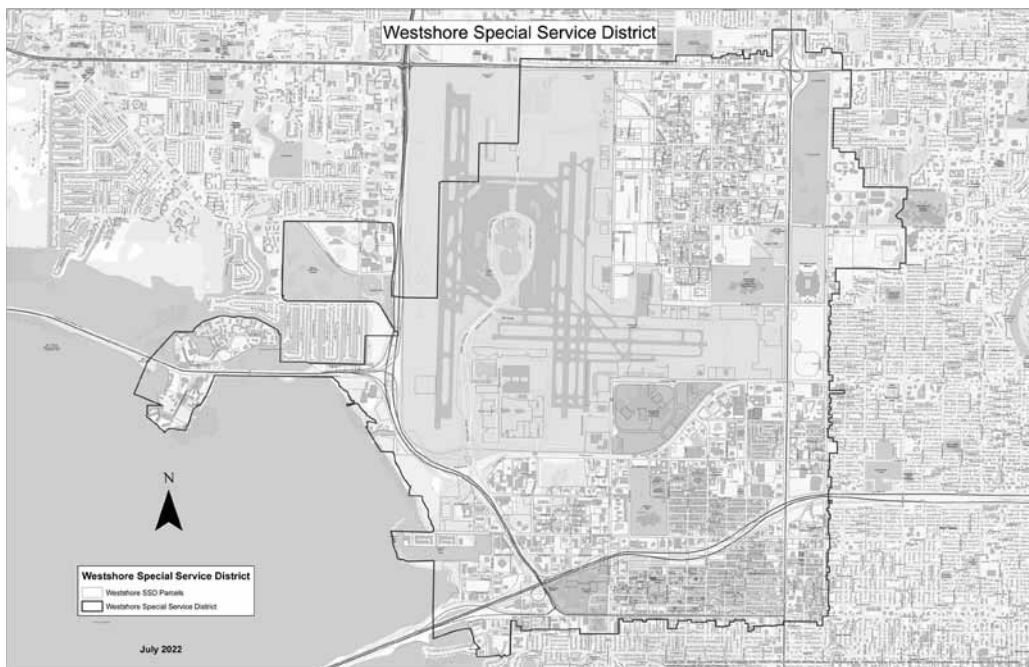
The proposed assessment will be collected by the Tax Collector as part of the real property owners' ad-valorem tax bills. Failure to pay the assessment will cause a tax certificate to be issued against the property, which may result in a loss of title.

All affected property owners may participate at the public hearing above either in person or virtually through communications media technology (CMT). Instructions for participation by CMT are available at www.tampa.gov/city-council/quasi. Pre-registration is also required for participation by CMT.

Written objections must be filed with the City Council within twenty (20) days of this published notice. Please include your name and parcel number on all correspondence and address as follows: Revenue and Finance, Budget Officer, Comments to Non-Ad Valorem Assessments, 306 E. Jackson St., 8th Floor East, Tampa, FL 33602, or submit via email to WestshoreNAVComments@tampagov.net.

If any person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, he or she will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARrequest.



CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA
BY: GUIDO MANISCALCO, CHAIR, CITY COUNCIL

7/5/24LG 1T

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved Pinellas County Small Business Enterprise (SBE's) as well as State Disadvantage Business Enterprises (DBE) or other subcontractors for Erosion Control, Manhole Adjustments, Stabilized Shoulders, Grassing/Sod, Maintenance of Traffic, Milling, Milling Cleanup, Pavement Markings/Striping, QC/Testing, Signalization/Loops & Conduit, Trucking/Hauling and Survey listed below for **Bid# 24-0757 Pavement Preservation Package NO 1 for Pinellas County**. Efforts to assist interested SBE's & DBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. Contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued, with his/her submission of a quote.

<http://ftp.crhna.com/ThinClient/WTM/public/#/main>

Username: tampaestimating@preferredmaterials.com

Password: preferred

Folder: 7-July-2024

Bids are due 7/17/2024 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.

7/5/24LG 1T

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved Pinellas County Small Business Enterprise (SBE's) as well as State Disadvantage Business Enterprises (DBE) or other subcontractors for Erosion Control, Manhole Adjustments, Stabilized Shoulders, Grassing/Sod, Maintenance of Traffic, Milling, Milling Cleanup, Pavement Markings/Striping, QC/Testing, Signalization/Loops & Conduit, Trucking/Hauling and Survey listed below for **Bid# 24-0756 Pavement Preservation Package NO 2 for Pinellas County**. Efforts to assist interested SBE's & DBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. Contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued, with his/her submission of a quote.

<http://ftp.crhna.com/ThinClient/WTM/public/#/main>

Username: tampaestimating@preferredmaterials.com

Password: preferred

Folder: 7-July-2024

Bids are due 7/24/2024 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.

7/5/24LG 1T

NOTICE OF REQUEST FOR BIDS

Hillsborough Community College

is accepting bids for the following:

RFB # 2914-24

Multi Campus Parking Lot Improvements

Ybor, Brandon, Plant City, Southshore

Due: 07/25/24 before 10:00 AM EDT

For more information, please visit:

www.hccfl.edu/resources/vendors/

and click on "Competitive Solicitations"

7/5/24LG 1T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

RFB 24-4252 PRIVATELY OUTSOURCED MOBILE IRRIGATION LAB

DUE DATE: Tuesday, July 30, 2024, at 2:00 p.m. local time. Contact: Rachele Jones.

To view or listen to bid opening:

Join Microsoft Teams meeting on your computer or mobile app via

<https://bit.ly/451YRn9>

Or call in (audio only)

+1 786-749-6127, 770748804# United States, Miami

Phone Conference ID: 770 748 804#

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.

7/5/24LG 1T

**PUBLIC NOTICE BY THE CITY OF TAMPA OF
NOTICE OF INTENT TO SELL OR DISPOSE OF REAL PROPERTY
IN THE EAST TAMPA COMMUNITY REDEVELOPMENT AREA
AND IN THE CENTRAL PARK COMMUNITY REDEVELOPMENT
AREA FOR DEVELOPMENT AS AFFORDABLE HOUSING
LEGAL ADVERTISEMENT**

Pursuant to Section 163.380, Florida Statutes, the City of Tampa is providing public notice of the City's intent to sell or dispose of certain parcels of City-owned real property located in either the East Tampa Community Redevelopment Area or the Central Park Community Redevelopment Area of Tampa, Florida, for development and construction of a new single family attached or detached residential home on each parcel, which must be sold or rented to and then occupied by families earning at or below 140% of the Area Median Income for the Tampa Metropolitan Statistical Area. The street addresses of the City-owned parcels subject to this notice of sale or disposition located within the East Tampa Community Redevelopment Area of the City of Tampa are: (1) 2210 East 24th Avenue; (2) 2209 East 24th Avenue; (3) 4805 35th Circle; (4) 2405 East 23rd Avenue; (5) 3003 East 38th Avenue; (6) 4207 North 30th Street; (7) 4624 North 35th Street; (8) 2915 Chipco Street; (9) 4503 North 30th Street; (10) 2802 North 22nd Street; (11) 2934 North 22nd Street; and (12) 3207 Holmes Street. The street addresses of the City-owned parcels subject to this notice of sale or disposition located within the Central Park Community Redevelopment Area of the City of Tampa are: (1) 1526 North Nebraska Avenue; (2) 1903 North Taliaferro Avenue; (3) 1808 North Mitchell Avenue; (4) 1809 N. Taliaferro Avenue; and (5) 805 East Oak Avenue. All of the above-listed parcels are hereinafter collectively referred to as the "Subject Sites". The sale and development of the Subject Sites for the purpose stated above is in accordance with the East Tampa Community Redevelopment Plan and the Central Park Community Redevelopment Plan, as applicable. Proposals are invited from qualified private redevelopers and persons interested in this community redevelopment opportunity within thirty (30) days of the date of publication of this notice (the "Proposal Deadline"). Information regarding this redevelopment opportunity including any information concerning the Subject Sites, any limitations, covenants, conditions and restrictions applicable to the sale and development of the Subject Sites, and all qualification requirements in connection with responding to this Notice may be obtained from Kayon Henderson, Director of the City of Tampa Housing and Community Development Department, 2555 East Hanna Avenue, Tampa, Florida 33610 or Kayon.Henderson@tampagov.net. Proposals must be submitted to the City by electronic email in a searchable PDF format with the community redevelopment opportunity and the address(es) of the Subject Site(s) clearly identified in both the title of the email and the proposal prior to the Proposal Deadline date set forth above at Kayon.Henderson@tampagov.net. The proposal must also contain the proposer's contact information (email and mailing address). Incomplete proposals or proposals submitted after the aforementioned Proposal Deadline will not be considered. Complete proposals submitted to the City by qualified persons or entities prior to publication of this Notice shall be deemed as being timely received by the City. No new or substitute proposals will be accepted from qualified persons or entities that have already submitted a proposal to the City.

7/5/24LG 1T

The Children's Board of Hillsborough County has released a Request for Proposals (RFP)
PUR 2024 – 01 Janitorial Services
MANDATORY Informational Briefing
July 15, 2024 10:00 AM
1002 E. Palm Avenue Tampa, FL 33605
Bid Packages Due:
August 5, 2024 1:00 PM
For more information visit: www.ChildrensBoard.org,
click on Funding Opportunities or www.demandstar.com
7/5/24LG 1T

NOTICE OF INTENT TO PARTIALLY VACATE PLAT

Notice is hereby given that Reeves Linder Rogers requests the Honorable City Council of Tampa, Florida to adopt a resolution partially vacating the plat of 605 South Albany, recorded in Plat Book 2, Page 13, of the Public Records of Hillsborough County, Florida, for the purpose of a replat of Lot 3, Block 21, and additional lands per the legal description attached hereto, as required by the current Building Codes, Florida Statutes and City of Tampa Subdivision Code, and said Replat to be hereinafter known as Albany Terraces Townhomes (name of proposed subdivision).

CONTAINING 8064.00 SQUARE FEET OR 0.185 ACRES.

For additional information regarding this notice contact the Subdivision & DRI Coordinator, City of Tampa, 2555 Hanna Road, Tampa, FL 33610, Phone (813) 274-3100 ext. 48274.

7/5-7/12/24LG 2T

**PUBLIC ANNOUNCEMENT
PROJECTS REQUIRING DESIGN PROFESSIONAL AND
CONSTRUCTION MANAGEMENT SERVICES**

The SCHOOL BOARD OF HILLSBOROUGH COUNTY, Florida, announces that professional architectural/engineering and construction management services will be required for the following projects:

Project Number	Site	Scope	Requirement		Design/Construction		
			Design	CM	Design Start	Substantial Completion	Budget*
0543FAC	1700 Block of West Lake Drive Wimauma, FL	Middle School "V V" 1700 Student Stations (New Construction)	X	X	10/2024	5/28/27	\$65 Mil

*Preliminary Estimated Budget

Applicants interested in providing the required services for this project shall make application by submission of materials as prescribed in the Project Information Packet. The Selection Committee shall select a separate design professional and construction manager for the project notated above. Further submission information is contained in the Project Information Packet.

The Project Information Packet, additional project information, the weight associated with each qualification and evaluation criteria will be available on or before **Wednesday, June 26, 2024** and can be obtained via the Internet through either the District's VendorLink System at:

<https://www.myvendorlink.com/common/default.aspx>

or the District's Construction Project News website located at:

<https://www.hillsboroughschools.org/Page/4295>

Project clarifications for this specific project will be addressed at a Q&A Session scheduled for **9:00 AM** on **Wednesday, July 17, 2024** via the TEAMS platform. Further details will be provided in the Project information Packet.

Any and all questions concerning this solicitation, after the Q&A Session Meeting, will only be accepted through the VendorLink System to ensure all interested parties receive the same information.

All materials must be submitted on-line by **12:00 PM** on **Tuesday, August 6, 2024** according to the Submission Instruction document located in the Project Information Packet.

THE SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA
VAN AYRES
SUPERINTENDENT OF SCHOOLS

7/5/24LG 1T