CITRUS COUNTY

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

CASE NO.: 2025 CA 000297 A

LARRY & DANA JACKSON,
Plaintiff,
v.
JOE D. RICHARDS and
NANCY J. RICHARDS,
Defendants.

NOTICE OF ACTION

TO: JOE D. RICHARDS
6564 West Park Drive
Homasassa, FL 34446

NANCY J. RICHARDS
6564 West Park Drive
Homasassa, FL 34446

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 FOURTEEN (14) IN BLOCK TWENTY-FIVE (25), OF THE PARK ESTATES SECTION, OF HOMASASSA HILLS, UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 128, 129, AND 130, 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 23rd day of July, 2025.

Clerk of the Circuit Court

By: s/ Amy Holmes
As Deputy Clerk

8/8-8/29/25LG 4T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000331A

IN RE: ESTATE OF
JAMES JEFFERSON BUTLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES JEFFERSON BUTLER, deceased, whose date of death was June 6, 2024; File Number 2025CP000331A, is pending in the Circuit Court for CITRUS County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 August 8, 2025.

Personal Representative:
VALERIE J. GRIM
701 S. Howard Avenue, Suite 106339
Tampa, FL 33606

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

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025 CP 742

IN RE: ESTATE OF
Donald J. Peticca a/k/a
Donald Joseph Peticca
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Donald J. Peticca a/k/a Donald Joseph Peticca, deceased, File Number 2025 CP 742, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representatives:
//s// Robert Parker
Robert Parker
9280 E Briar Ct
Inverness, Florida 34453

//s// Marilynne Frisina
Marilynne Frisina
601 Starkey Rd, Lot #98
Largo, Florida 33771

Attorney for Personal Representatives:
//s// Jennifer Isaksen
Jennifer Isaksen, Esq.
Email: jennifer@isaksenlawfirm.com
Florida Bar No. 519081
Law Offices of Jennifer Isaksen, PA
4076 East State Road 44
Wildwood, Florida 34785
Telephone: (352) 793-4001

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA.
CASE No. 2023 CA 000716 A
PENNYMAC LOAN SERVICES, LLC,
PLAINTIFF,
VS.
CARLENE M CARROLL , ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 17, 2024 in the above action, the Citrus County Clerk of Court will sell to the highest bidder for cash at Citrus, Florida, on September 4, 2025, at 10:00 AM, at www.citrus.realforeclose.com for the following described property:

THOSE PORTIONS OF LOTS 30 AND 31 LOCATED SOUTHWEST AND OUTSIDE OF FLORIDA POWER CORPORATION`S RIGHT-OF-WAY THROUGH BLOCK C OF POTTERFIELDS MAYFAIR GLUF STREAM ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 6, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 31 AND RUN THENCE N 00°20`10" W ALONG THE EASTERN BOUNDARY OF SAID LOT 31 FOR 18.07 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF WAY LINE OF FLORIDA POWER CORPORATION`S 375 FOOT WIDE ELECTRIC TRANSMISSION LINE CORRIDOR, THENCE N 45°06`10" W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 397.10 FEET TO A POINT ON THE NORTHERN BOUNDARY 70.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE S 00°20`10" E ALONG THE WESTERN BOUNDARIES OF SAID LOTS 30 AND 31 FOR 300 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE N 89°39`50" E ALONG THE SOUTHERN BOUNDARY OF SAID LOT 31 FOR 350 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31 AND THE POINT OF BEGINNING. TOGETHER WITH A NEW NOBILITY DOUBLE WIDE MOBILE HOME BEARING THE SERIAL NUMBERS N83357A AND N83357B.

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

Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Citrus County, Trial Court Administrator at 352-341-6700, fax 352-341-7008 or at jsullivan@circuit5.org, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL 34450 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

11080-1017410

IN THE 5TH JUDICIAL CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-000596

IN RE: ESTATE OF
HEATHER ANN JENNINGS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Heather Ann Jennings, deceased, whose date of death was December 3, 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.

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 August 1, 2025.

Personal Representative:
Dixie Jennings
9214 NE 108th Avenue
Gainesville, FL 32609

Attorney for Personal Representative:
Aliana M. Payret
Florida Bar No. 104377
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, #2
Lakeland, FL 33801
Email Address: apayret@lawdrive.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA.
CASE No. 2023 CA 000716 A
PENNYMAC LOAN SERVICES, LLC,
PLAINTIFF,
VS.
CARLENE M CARROLL , ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 17, 2024 in the above action, the Citrus County Clerk of Court will sell to the highest bidder for cash at Citrus, Florida, on September 4, 2025, at 10:00 AM, at www.citrus.realforeclose.com for the following described property:

THOSE PORTIONS OF LOTS 30 AND 31 LOCATED SOUTHWEST AND OUTSIDE OF FLORIDA POWER CORPORATION`S RIGHT-OF-WAY THROUGH BLOCK C OF POTTERFIELDS MAYFAIR GLUF STREAM ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 6, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 31 AND RUN THENCE N 00°20`10" W ALONG THE EASTERN BOUNDARY OF SAID LOT 31 FOR 18.07 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF WAY LINE OF FLORIDA POWER CORPORATION`S 375 FOOT WIDE ELECTRIC TRANSMISSION LINE CORRIDOR, THENCE N 45°06`10" W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 397.10 FEET TO A POINT ON THE NORTHERN BOUNDARY 70.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE S 00°20`10" E ALONG THE WESTERN BOUNDARIES OF SAID LOTS 30 AND 31 FOR 300 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE N 89°39`50" E ALONG THE SOUTHERN BOUNDARY OF SAID LOT 31 FOR 350 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31 AND THE POINT OF BEGINNING. TOGETHER WITH A NEW NOBILITY DOUBLE WIDE MOBILE HOME BEARING THE SERIAL NUMBERS N83357A AND N83357B.

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

Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Citrus County, Trial Court Administrator at 352-341-6700, fax 352-341-7008 or at jsullivan@circuit5.org, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL 34450 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

11080-1017410

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000352 A
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
NANCY MARIE MCHONE, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Spouse of Dwight Douglas McHone
Last Known Address: 1 Hackberry Ct S, Homosassa, FL 34446
Current Residence: UNKNOWN
TO: Unknown Spouse of Nancy Marie McHone
Last Known Address: 1 Hackberry Ct S, Homosassa, FL 34446
Current Residence: UNKNOWN
TO: Unknown Spouse of Nancy Marie McHone
Last Known Address: 7809 SW 80th Ave, Trenton, FL 32693
Current Residence: UNKNOWN
TO: Unknown Spouse of Nancy Marie McHone
Last Known Address: 13448 Blue Heron Beach Dr #2903, Orlando, FL 32821
Current Residence: UNKNOWN
TO: Unknown Spouse of Nancy Marie McHone
Last Known Address: 5750 Grayray Street Clemmons, NC 27012
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 7, BLOCK B-67 OF SUGARMILL WOODS CYPRESS VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 86-150. PLAT BOOK 10, PAGES 1 THROUGH 150, AND PLAT BOOK 11, PAGES 1 THROUGH 16, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; AMENDED IN PLAT BOOK 9, PAGE 87-A, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or beforewithin or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700.
WITNESS my hand and the seal of this Court this 21ST day of July, 2025.
TRACI PERRY
As Clerk of Court
By: /S/ Deputy Clerk
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1017318

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000405

IN RE: ESTATE OF
RONALD CARL BERKE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ronald Carl Berke, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Avenue, Inverness, Florida 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Kraig Martin Doyle
8475 N. Spartan Dr.
Citrus Springs, Florida 34433

Attorney for Personal Representative:
/s/ Lilleth F. Bailey
Lilleth F. Bailey, Esq.
Attorney
Florida Bar Number: 109640
THE ESTATE PLAN
2625 Ponce De Leon Blvd, Suite 280
Coral Gables, Florida 33134
Telephone: (305) 665-8888
Fax: (305) 665-3939
E-Mail: lbailey@tepfl.com
Secondary E-Mail: thefirm@tepfl.com

7/25-8/1/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO.: 2025 CA 000189 A

STEPHEN PASQUALE,
Plaintiff,
V.
GEORGE VOELKER and
CLYDENE J. VOELKER,
Defendants.

NOTICE OF ACTION

TO: GEORGE VOELKER
5602 S Woodside Terrace
Homasassa Springs, FL 34446

CLYDENE J. VOELKER
5602 S Woodside Terrace
Homasassa Springs, FL 34446

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:

CHESTNUT HILL UNRECORDED SUB LOT 26 FURTHER DESCRIBED AS FOLLOWS: COM AT NW COR OF NE 1/4, OF SE 1/4 OF SEC 35, TWN 19S, RNG 17E, THN N 88DEG 59M 22S E ALONG THE NORTH LINE OF SAID SE 1/4 984.86 FT TO THE WESTERLY ROW OF A 50 FT STREET, THN S 00DEG 09M 26S E ALONG SAID ROW 468 FT TO THE POB; THN CONTINUE S 00DEG 09M 26S E ALONG SAID ROW, 156 FT THN S 88DEG 59M 22S W PARALLEL TO SAID NORTH LINE, 150 FT THN N 00DEG 09M 26S W 156 FT, THN N 88DEG 59M 22S E 150 FT TO POB.

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 3rd day of July, 2025

Clerk of the Circuit Court

By: s/ Amanda Serratos
As Deputy Clerk

7/25-8/15/25LG 4T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY FLORIDA
CASE NO.: 2025 CA 000333 A

SPLAS COMMERCIAL PARTNERS LLC,
Plaintiff,
v.
CHERYL A. BELY a/k/a CHERYL A. BELY VIELLEUX and DENNIS P. SESTITO,
Defendants.

NOTICE OF ACTION

TO: CHERYL A. BELY a/k/a
CHERYL A. BELY VIELLEUX
6301 E Holly Ct
Hernando, Florida 34442

DENNIS P. SESTITO
6343 E Indian Oaks Ct
Hernando, Florida 34442

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:

SHADY LANE UNREC SUB LOT 67: COM AT SW COR OF SE1/4 OF SEC 29 TWN 17S RNG 20E, TH N 89 DEG

(Continued on next page)

CITRUS COUNTY

20M 35S E AL S LN OF SEC 29 129.50 FT. TH N 0 DEG 58M 11S W 389 FT TH S 89 DEG 1M 49S W 171.37 FT. TH N 52 DEG 30M W 201.87 FT TO POB, TH N 52 DEG 30M W 29.82 FT, TH N 71 DEG 7M W 34.14 FT, TH N 18 DEG 53M E 120 FT, TH S 71 DEG 7M E 53.81 FT, TH S 52 DEG 30M E 49.49 FT, TH S 37 DEG 30M W 120 FT TO POB ----AND----

SHADY LANE UNREC SUB LOT 68: COM AT SW COR OF SE1/4 OF SEC 29 TWN 17S RNG 20E, TH N 89 DEG 20M

35S E AL S LN OF SEC 29 129.50 FT, TH N0 DEG 58M 11S W 389 FT TH S 89 DEG 1M 49S W 171.37 FT, N 52 DEG

30M W 231.69 FT. TH N 71 DEG 07M W 34.14 FT TO POB. TH CONT N 71 DEG 07M W 80FT, TH N 18 DEG 53M E

120 FT, TH S 71 DEG 07M E 80 FT, TH S 18 DEG 53M W 120 FT TO ¤O¤.

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 8th day of July, 2025.

Clerk of the Circuit Court

By: s/ Dawn Peacock
As Deputy Clerk

7/25-8/15/25LG 4T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000600 A

IN RE: ESTATE OF
GEORGE HOWARD KELLOGG
a/k/a GEORGE H. KELLOGG
a/k/a GEORGE KELLOGG,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of George Howard Kellogg a/k/a George H. Kellogg a/k/a George Kellogg, deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, Florida 34450. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Jonathan Kellogg
1835 Maplewood Drive
Lindenhurst, Florida 60046

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

7/25-8/1/25LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000561

IN RE: ESTATE OF
JAY LEE COE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jay Lee Coe, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Ave, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative:
//s// Echo Ann Rooney
Echo Ann Rooney
10105 South Woodward Point
Homosassa, Florida 34448

Attorney for Personal Representative:
//s// Jennifer Isaksen
Jennifer Isaksen, Esq.
Email: jennifer@isaksenlawfirm.com
Florida Bar No. 519081
Law Offices of Jennifer Isaksen, PA
4076 East State Road 44
Wildwood, Florida 34785
Telephone: (352) 793-4001

7/25-8/1/25LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP000696

IN RE: ESTATE OF
JANICE LEIGH LIVINGSTON,
Deceased.

NOTICE TO CREDITORS
(Summary Administration)

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

YOU ARE HEREBY NOTIFIED that a Petition for Summary Administration has been filed in the estate of JANICE LEIGH LIVINGSTON, deceased, File Number: 2025CP000696, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Ave #101, Inverness, FL 34450; that the decedent's date of death was June 3, 2024; that the total value of the estate is $7,185.88; and, that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
MICHAEL F. SMITH	1070 Trappers Trail Loop Champions Gate, FL 33896
GEORGE M. LIVINGSTON JR.	1422 Lakeshore Dr Inverness, FL 34450

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

The date of first publication of this Notice is July 25, 2025.

Person Giving Notice:
/s/ Michael F. Smith
MICHAEL F. SMITH

Attorney for Person Giving Notice:
/s/ David Wilson IV
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
THE WILSON ADVOCACY GROUP, P.A.
P.O. Box 3142
Winter Haven, FL 33885
Phone: (863) 401-8155
Fax: (863) 401-9924
Primary: info@wilsonadvocacygroup.com
Secondary:
dwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com

7/25-8/1/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000512 A

IN RE: ESTATE OF
DERRICK L. WORTH
Deceased.

NOTICE TO CREDITORS

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

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

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

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

The case number and decedent's name are: DERRICK L. WORTH, File Number 2025 CP 000512 A.

The address of the court where this probate is pending is: Circuit Court for Citrus County, Florida, 110 N. Apopka Ave., Inverness, FL 34450.

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.

Date of death of the decedent is 02/06/2025.

The date of first publication of this notice is July 25, 2025.

The second week of publication is August 1, 2025.

Personal Representative(s):
Kristen M. Garcia

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

7/25-8/1/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2025 CA 000314 A

JENNIFER NORENA MUNETON, and JONATHAN DAVID JARRELL, TRUSTEE OF THE JONATHAN DAVID JARRELL INTER-VIVOS TRUST AGREEMENT DATED SEPTEMBER 1, 2022,
Plaintiffs,
vs.
PATRICIA WEINTRAUB, POSSIBLE HEIR OF GEORGE T. BREWSTER, DECEASED; BARBARA RASH, POSSIBLE HEIR OF GEORGE T. BREWSTER, DECEASED; DONNA HARTMAN, POSSIBLE HEIR OF GEORGE T. BREWSTER, DECEASED; The UNKNOWN HEIRS, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees of GEORGE T. BREWSTER, DECEASED; The UNKNOWN HEIRS, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees of RICK BREWSTER, DECEASED; and UNKNOWN PARTIES who may be the unknown spouse, heirs, devisees, grantees, and judgment creditors of defendants, deceased, and all other parties claiming by, through, under or against defendants, and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors-in-interest, receivers, trustees, or any other person claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in the property described herein,
Defendants.

NOTICE OF ACTION

TO: The UNKNOWN HEIRS, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees of GEORGE T. BREWSTER, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
101 East Colorado Avenue
Absecon City, NJ 08201

The UNKNOWN HEIRS, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees of RICK BREWSTER, DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
3 Van Mar Avenue
Egg Harbor Township, NJ 08234

UNKNOWN PARTIES who may be the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, directors, trustees, shareholders, successors-in-interest, or other claimants, and all other parties claiming by, through, under or against defendants, and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors-in-interest, receivers, trustees, directors, shareholders or any other person claiming by, through, under or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in the property described herein,

UNKNOWN PARTIES
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
1583 W. Country Club Blvd.
Citrus Springs, FL 34434

UNKNOWN PARTIES
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
10697 N. Elkcam Blvd.
Citrus Springs, FL 34433

You are notified that a quiet title action on the following property in Citrus County, Florida:

a. For Plaintiff Jennifer Norena Muneton:

Lot 23, Block 64, Citrus Springs, Unit 1, according to the Plat thereof, recorded in Plat Book 5, Page(s) 89 through 106, of the Public Records of Citrus County, Florida.

commonly known as 1583 W. Country Club Blvd., Citrus Springs, FL 34434, and

b. For Plaintiff Jonathan David Jarrell, Trustee of the Jonathan David Jarrell Inter-Vivos Trust Agreement dated September 1, 2022:

Lot 7, Block 207, Citrus Springs Unit 3, according to the Plat thereof, recorded in Plat Book 5, Pages 116 through 129, of the Public Records of Citrus County, Florida.

commonly known as 10697 N. Elkcam Blvd., Citrus Springs, FL 34433,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kelly D. Haywood, Esq., of Bivins & Hemenway, P.A., Plaintiffs' attorney, whose address is 1060 Bloomingdale Avenue, Valrico, Florida, 33596, (813) 643-4900 (telephone), or (813) 643-4904 (facsimile), on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint to quiet title.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, Telephone (352) 341-6700, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED on July 9, 2025

Clerk of the Court
Tracy Perry
110 N, Apopka Avenue
Inverness, Florida 34450

By: /s/ Amy Holmes
Deputy Clerk

7/18-8/8/25 4T

HERNANDO COUNTY

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25000691CC

THE HEATHER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
3 GIRL PROPERTIES, LLC, a Florida Limited Liability Company and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25000691CC, of the County Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein THE HEATHER PROPERTY OWNERS ASSOCIATION, INC, is Plaintiff, and 3 GIRL PROPERTIES, LLC, a Florida Limited Liability Company, is Defendant. The Clerk of the Court will sell to the highest bidder for cash on September 2, 2025 at the Hernando County Courthouse, Room 245, 20 North Main Street, Brooksville, FL 34601 beginning at 11:00 A.M., the following property as set forth in said Final Judgment, to wit:

Lot 12, Block 24, Royal Highlands West "The Heather", according to the map or plat thereof as recorded in Plat Book 13, Page 41, Public Records of Hernando County, Florida.

Property Address: 8050 Roxburgh Court, Weeki Wachee, FL 34613-5126

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 proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated July 29, 2025

Doug Chorvat, Jr.
Clerk of County Court
Hernando County, Florida

s/ Elizabeth Markidis
Clerk of Courts, Deputy Clerk

Tankel Law Group
1022 Main Street, Suite D
Dunedin, FL 34698

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA.
CASE No. 25000513CAAXMX
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB2, PLAINTIFF
VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF HAROLD EDWARD LOHRMAN A/K/A HAROLD EDWARD LOHRMAN JR. (DECEASED), ET AL., DEFENDANT(S).
NOTICE OF ACTION
To: JUDITH HARRIS A/K/A JUDITH IRENE HARRIS
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4321 Straits Lane, New Port Richey, FL 34652
To: SCOTT HAROLD LOHRMAN
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 10115 Hayward Road, Spring Hill, FL 34608
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF HAROLD EDWARD LOHRMAN A/K/A HAROLD EDWARD LOHRMAN JR. (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 10115 Hayward Road, Spring Hill, FL 34608
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hernando County, Florida:
LOT 16, BLOCK 415, SPRING HILL, UNIT #8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 27-37, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before August 31, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: July 21, 2025
Doug Chorvat Jr.
Clerk of the Circuit Court
By: S. Sanders
Deputy Clerk of the Court
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hernando County, Office of the Trial Court Administrator at 352-754-4402, fax 352-754-4035 , Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1017602

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000726

IN RE: ESTATE OF
SANDRA A. LEE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sandra A. Lee, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 7405 Forest Oaks Blvd, Spring Hill, FL 34606. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Kelly Hughes
1033 Whiteway Drive
Brooksville, Florida 34601

Attorney for Personal Representative:
Nathan L. Townsend, Esq.
Attorney
Florida Bar Number: 0095885
1000 Legion Place, Ste. 1200
Orlando, Florida 32801
Telephone: (407) 792-6100
Fax: (407) 982-1314
E-Mail: nathan@nltlaw.com
Secondary E-Mail: service@nltlaw.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CASE NO. 25000513CAAXMX

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS

(Continued on next page)

HERNANDO COUNTY

CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB2,
PLAINTIFF,

VS.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES. ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF HAROLD EDWARD LOHRMAN A/K/A HAROLD EDWARD LOHRMAN JR. (DECEASED), ET AL.
DEFENDANT(S).

NOTICE OF ACTION

TO: JUDITH HARRIS A/K/A JUDITH IRENE HARRIS
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4321 Straits Lane, New Port Richey, FL 34652

TO: SCOTT HAROLD LOHRMAN
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 10115 Hayward Road, Spring Hill, FL 34608

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF HAROLD EDWARD LOHRMAN A/K/A HAROLD EDWARD LOHRMAN JR. (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 10115 Hayward Road, Spring Hill, FL 34608

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hernando County, Florida:

LOT 16, BLOCK 415, SPRING HILL, UNIT #8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 27-37, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before September 02, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at the Office of the Trial Court Administrator, Hernando County Courthouse, 20 North Main Street, Brooksville, Florida 34601, Telephone (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 impaired, call 711.

Date: July 21, 2025

Doug Chorvat Jr.
Clerk of the Circuit Court

By: s/ Sonya Sanders
Deputy Clerk of the Court

Tromberg, Morris & Partners, PLLC

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000894

IN RE: ESTATE OF
JESSICA D. BOWMAN
a/k/a JESSICA BOWMAN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Jessica D. Bowman a/k/a Jessica Bowman, deceased, whose date of death was April 28, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is August 1, 2025.

Personal Representative:
Gregory St. George
1275 Belcher Road, Lot 97
Dunedin, Florida 34698

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

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000854

IN RE: ESTATE OF
BARBARA C. REISTAD
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Barbara C. Reistad, deceased, whose date of death was January 1, 2024, 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.

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Kim M. Reistad
90 Roseville Road
Byram Township, New Jersey 07821

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

8/1-8/8/25LG 2T

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **8/20/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0000182
NAME OF VIOLATOR: JOEL TOLEDO AND WILFREDO TOLEDO COLINA
LOCATION OF VIOLATION: 5217 E 20TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: FLORENCE VILLA LOT 199
FOLIO: 159380.0200

CASE NO: COD-25-0001570
NAME OF VIOLATOR: B AND K ELECTRONICS INC
LOCATION OF VIOLATION: 3505 E MCBERRY ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 10 PG 12 LOT 21
FOLIO: 152053.0000

CASE NO: COD-25-0001779
NAME OF VIOLATOR: ARTHUR E JONES
LOCATION OF VIOLATION: 2111 E BIRD ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: KATHRYN PARK THAT PART OF LOTS 161 & 162 LYING S OF BIRD ST & LOT 163 LESS SELY 20.4 FT AND E 1/2 OF VACATED ST ABUTTING THEREON
FOLIO: 150183.0000

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

CASE NO: COD-25-0000009
NAME OF VIOLATOR: REST AND JARA INVESTMENTS
LOCATION OF VIOLATION: 3407 E 21ST AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: O'BERRY'S INDUSTRIAL SITES CORRECTED MAP OF E 80 FT OF W 160 FT OF LOT A
FOLIO: 175025.0000

CASE NO: COD-25-0000103
NAME OF VIOLATOR: PHYLLIS HESLEP
LOCATION OF VIOLATION: 3709 S LYNWOOD AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: LYNWOOD N 60 FT OF W 30 FT OF LOT 9 AND N 60 FT OF LOT 10 BLOCK 9
FOLIO: 128476.0000

CASE NO: COD-25-0000269
NAME OF VIOLATOR: ANIAN MEDEROS FIFE AND ANAYSA MEDEROS
LOCATION OF VIOLATION: 4013 E OSBORNE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: SITO SUBDIVISION LOT 9 BLOCK 1
FOLIO: 154783.0000

CASE NO: COD-25-0000400
NAME OF VIOLATOR: MICHAEL AUDISS
LOCATION OF VIOLATION: 2303 S CLEWIS CT, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MARINE MANOR A REVISED PLAT LOT 32
FOLIO: 117665.0000

CASE NO: COD-25-0000736
NAME OF VIOLATOR: 5CENTRAL CAPITAL LLC
LOCATION OF VIOLATION: 3408 E DR MARTIN LUTHER KING JR BLVD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MONTANA CITY BLOCK 16 LESS S 150 FT OF E 102 FT LESS R/W FOR BUFFALO AVE FILE H 6 2C
FOLIO: 156272.0000

CASE NO: COD-25-0001698
NAME OF VIOLATOR: AP SOUTH HOWARD LLC
LOCATION OF VIOLATION: 1304 S DE SOTO AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: LUNA PARK REVISED MAP LOT 4 AND S 13.2 FT OF LOT 5 BLOCK 4
FOLIO: 186301.0000

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

7/25-8/15/25LG 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 **8/13/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-24-0004352
NAME OF VIOLATOR: WILLIE RASHARD COACHMAN
LOCATION OF VIOLATION: 2211 E CAYUGA ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: HIGH RIDGE LOT 18
FOLIO: 156545.0000

CASE NO: COD-25-0000557
NAME OF VIOLATOR: UNSWORTH MICHELLE D
LOCATION OF VIOLATION: 4012 S RENELLIE DR, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 14 BLOCK 11
FOLIO: 130674.0000

CASE NO: COD-25-0000635
NAME OF VIOLATOR: PATRICIA A SLESINGER
LOCATION OF VIOLATION: 5121 W LONGFELLOW AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: SUNSET PARK ISLES UNIT NO 1 LOT 28
FOLIO: 122056.0000

CASE NO: COD-25-0001771
NAME OF VIOLATOR: NELSON GRIFFITH REVOCABLE
LOCATION OF VIOLATION: 3205 N 48TH ST, TAMPA, FL
CODE SECTIONS: 19-231(2) 19-231(5)c 19-231(17)
LEGAL DESCRIPTION: UCETA PINES LOT 121 AND THAT PART OF VACATED ALLEY ABUTTING ON W
FOLIO: 158202.0000

CASE NO: COD-25-0001814
NAME OF VIOLATOR: CHARLES J BATTAGLIA JR/ TRUSTEE
LOCATION OF VIOLATION: 9206 N 16TH ST, TAMPA, FL
CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 1 AND S 1/2 VACATED ST ABUTTING ON N BLOCK 16
FOLIO: 144356.0000

CASE NO: COD-25-0001866
NAME OF VIOLATOR: CHRISTIAN RADER
LOCATION OF VIOLATION: 2623 E 29TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: CAMPOBELLO BLOCKS 1 TO 30 W 13 FT OF LOT 4 AND E 24.75 FT OF LOT 5 BLOCK 21
FOLIO: 174248.0000

CASE NO: COD-25-0002014
NAME OF VIOLATOR: MOHAMMAD F BHADELIA
LOCATION OF VIOLATION: 9410 N MARY AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: HILLSBORO HIGHLANDS MAP LOTS 9 TO 11 INCL BLOCK 6
FOLIO: 144983.0000

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

CASE NO: COD-25-0001402
NAME OF VIOLATOR: AUSTIN C AND EDWARD CHARLES
LOCATION OF VIOLATION: 3116 S ADAMS ST, TAMPA, FL
CODE SECTIONS: 27-156 27-283.11(b) 27-326
LEGAL DESCRIPTION: TROPICAL PINES LOT 144 AND N 1/2 OF CLOSED ALLEY ABUTTING THEREON
FOLIO: 136658.0000

CASE NO: COD-25-0001422
NAME OF VIOLATOR: SHIRLEY S. LASSWELL REVOCABLE
LOCATION OF VIOLATION: 5108 W LONGFELLOW AVE, TAMPA, FL
CODE SECTIONS: 19-59 27-290.3 27-326
LEGAL DESCRIPTION: SUNSET PARK ISLES UNIT NO 1 LOT 6
FOLIO: 122031.0000

CASE NO: COD-25-0001548
NAME OF VIOLATOR: FRANCESCO M MESSINA TRUSTEE
LOCATION OF VIOLATION: 1902 ADAMO DR, TAMPA, FL
CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: SEC 18 29 19 SE 1/4 BEG AT INTERS OF SLY R/W OF RR & ELY R/W OF 19TH ST THN RUN ELY ALG R/W 100
FOLIO: 189631.0400

CASE NO: COD-25-0001553
NAME OF VIOLATOR: JOE BEN SIRMANS
LOCATION OF VIOLATION: 4424 W WISCONSIN AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a)(5) b 27-326
LEGAL DESCRIPTION: GANDY GARDENS 4 W 2 FT OF LOT 13 & LOT 14 & E 3 FT OF LOT 15 BLOCK 24
FOLIO: 131719.0000

CASE NO: COD-25-0001643
NAME OF VIOLATOR: CORETHA WILLIAMS
LOCATION OF VIOLATION: 3101 E EMMA ST, TAMPA, FL
CODE SECTIONS: 27-156 27-283.11(a) 27-326
LEGAL DESCRIPTION: HAMNER'S W E GEORGE WASHINGTON CARVER SUB LOT 7 BLOCK 5
FOLIO: 156765.0000

CASE NO: COD-25-0001752
NAME OF VIOLATOR: CALVIN ATKINSON AND DARLENE
LOCATION OF VIOLATION: 3120 E 10TH AVE, TAMPA, FL
CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: POWELL'S ADDITION LOTS 13 AND 14 BLOCK
FOLIO: 175782.0000

CASE NO: COD-25-0001755
NAME OF VIOLATOR: CYRUS AND CRYSTAL BISSON
LOCATION OF VIOLATION: 811 E MCEWEN AVE, TAMPA, FL
CODE SECTIONS: 27-290 27-283.11(b) 27-326
LEGAL DESCRIPTION: CRESTMONT LOTS 11 AND 12
FOLIO: 95864.0000

CASE NO: COD-25-0002087
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

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

7/18-8/8/25LG 4T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-006018

DEANNA VANSCIVER,
Petitioner

and

ADAM BIENVENIDO MAYSONET,
Respondent.

NOTICE OF ACTION FOR ADAM BIENVENIDO MAYSONET

TO: ADAM BIENVENIDO MAYSONET
Last known address:
1003 Apollo Beach Blvd., Unit 205
Apollo Beach, FL 33572

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 DEANNA VANSCIVER, whose address is 1003 Apollo Beach Blvd., Unit 205, Apollo Beach, FL 33572 on or before August 19, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Room 101, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 7/14/2025

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Jennifer Taylor
Deputy Clerk

8/8-8/29/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 292025CA001096A001HC

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-1
Plaintiff,

vs.

YORDANKA MEDINA ARENCIBIA, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated June 20, 2025 and entered in Case No. 292025CA001096A001HC of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2023-1 is the Plaintiff and YORDANKA MEDINA ARENCIBIA, ARIEL VIAMONTES, UNKNOWN TENANT 1 NKA MEDINA ARENCIBIA, LVNV FUNDING LLC, and MIDLAND CREDIT MANAGEMENT, INC. the Defendants. VICTOR CRIST, Clerk of the Circuit Court in and for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at

(Continued on next page)

HILLSBOROUGH COUNTY

10:00 AM on **September 18, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

THE SOUTH 145 FEET OF THE EAST 630 FEET OF THE WEST 655 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH 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 fall to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, County Center, 13th Floor, 601 E. Kennedy Blvd., Tampa, FL 33602, Telephone (813) 276-8100, via Florida Relay Service.

DATED at Hillsborough County, Florida, this 5th day of August, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

24-F000538/TL
8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000798
Division O

IN RE: ESTATE OF
CAROLYN M. BAKER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carolyn M. Baker, deceased, whose date of death was January 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Ronald C. Say
18 Country Meadows Blvd
Plant City, FL 33565

Attorney for Personal Representative:
/s/ Johnnie B. Byrd, Jr.
Florida Bar Number: 227269
206 North Collins Street
Plant City, FL 33563
Telephone: (813) 759-1224
E-Mail: johnnie@byrd-barnhill.com

8/8-8/15/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

THE GRACE FULL LIFE

Owner: Jeff Vernon
7028 W Waters Ave #254
Tampa, FL 33634

8/8/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

ESM ENGINEERING

Owner: Marilyn Brislin
6107 Marbella Blvd
Apollo Beach, FL 33572

8/8/25LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-016171

WESTSHORE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

ALBERT KABEMBA AND
SPENCER HIGGINS,
Defendants.

NOTICE OF ACTION

TO: SPENCER HIGGINS
2511 N. Grady Avenue Unit 66, Tampa, FL 33607
2117 W. Hills Ave., Apt 8, Tampa, FL 33607
53 S Harrison St, Beverly Hills, FL 34465

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

LOT 66, OF WESTSHORE VILLAGE TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 223, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before **September 8, 2025**, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on 8/1/2025

Victor D. Crist
As Clerk of the Court

By: s/ Isha Tirado-Baker, Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002386
Division A

IN RE: ESTATE OF
ROBERT EARLE COSTELLO, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT EARLE COSTELLO, JR., deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Pamela Ann Costello
7529 Paradiso Drive
Apollo Beach, Florida 33572

Attorney for Personal Representative:
/s/ DAMON C. GLISSON
Florida Bar Number: 187877
5908 Fortune Place
Apollo Beach, Florida 33572
Telephone: (813) 645-6796
Fax: (813) 645-8572
E-Mail: damon@glisson1.com
Secondary E-Mail: brenda@glisson1.com

8/8-8/15/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

FISH 4 IT

Owner: Brandy DeBlasio
713 East 114th Ave
Tampa, FL 33612

8/8/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-002285
Division: Probate

ESTATE OF MA SOLEDAD
AVELLANEDA MALDONADO A/K/A
SOLEDAD GASPAR
Deceased.

NOTICE TO CREDITORS

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

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Mirta Nava Avellaneda
701 W. 116th Avenue
Tampa, FL 33612

Attorney for Personal Representative:
Daniel de Paz
Attorney
Florida Bar Number: 108866
136 4th St. N., Suite 2213
St. Petersburg, Florida 33701
Telephone: (813) 649-5241
Fax: (813) 901-4856
E-Mail: daniel@depaz.law
Secondary E-Mail: e-service@depaz.law

8/8-8/15/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2022-CC-025267

WESTSHORE VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

MICHELLE C. DIXON,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Second Amended Final Judgment of Foreclosure entered in this cause on July 24, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 76, Westshore Village Townhomes, according to the map or plat thereof, as recorded in Plat Book 130, Page(s) 223, of the Public Records of Hillsborough County, Florida.

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on September 12, 2025.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 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/ Nadine M. Appleton
Nadine M. Appleton, Esquire
Florida Bar No: 166227
nappleton@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

8/8-8/15/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-016476

COUNTRY PLACE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

ROLANDO MARIO ALVAREZ CONDE,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on July 31, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 18, Block 7, Country Place Unit II, according to the map or plat thereof, as recorded in Plat Book 48, Page 61, of the Public Records of Hillsborough County, Florida.

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.

(Continued on next page)

NOTICE OF PUBLIC HEARING
CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEARINGS** for August 19, 2025 (tabled from 7/15/2025) and September 2, 2025 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider adoption of the following Ordinance, which will amend Ordinance 1550:

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING CHAPTER 12, ARTICLE XI, OF THE TEMPLE TERRACE CODE OF ORDINANCES ENTITLED "HISTORIC PRESERVATION" REMOVING SECTION 12-1160 (a)(2) AND ADDING SECTION 12-1160(a)(3) REGARDING CONSENT OF PROPERTY OWNERS FOR A PROPOSED HISTORIC DESIGNATION OR DISTRICT; REVISING SECTION 12-1160 (e) (2) REGARDING MODIFICATION OF THE BOUNDARIES OF A PROPOSED HISTORIC DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE.

All interested persons may appear at the meetings and be heard with respect to the proposed Ordinance. A copy of the ordinance is available and may be emailed for public inspection by contacting the City Clerk during regular business hours at 813-506-6442.

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

Dated this 4th day of August, 2025.

Lynda Sader, City Clerk

8/8/25LG 1T

NOTICE OF HEARING FOR CLOSING AND VACATING

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

Vacating Petition V25-0003, vacate a platted public utility easement, lying within the plat of Town 'N Country Park Unit No. 24, as recorded in Plat Book 41, Page 99 of the public records of Hillsborough County, Florida, located in Section 36, Township 28 South, Range 17 East, within folio 009063-0000

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

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

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

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

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

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

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

8/8-8/15/25LG 2T

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **8/27/2025** at **1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0001066
NAME OF VIOLATOR: BRADLEY E AND KERRY POWERS
LOCATION OF VIOLATION: 3007 W AGUILLA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: PALMA CEIA PARK LOTS 13 AND 14 BLOCK 3
FOLIO: 125562.0000

CASE NO: COD-25-0001186
NAME OF VIOLATOR: LEGACY PROPERTY GROUP LLC
LOCATION OF VIOLATION: 3016 W BAY COURT AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BAY CITY REVISED MAP LOT 1 AND W 32 FT OF LOT 2 BLOCK G AND N 1/2 OF CLOSED ALLEY ABUTTING ON S
FOLIO: 127378.0100

CASE NO: COD-25-0001274
NAME OF VIOLATOR: ROBERT JUSTIN STEWART
LOCATION OF VIOLATION: 4012 W MANGO AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: TRACT BEG 487.8 FT W OF NE COR OF SE 1/4 OF NW 1/4 & RUN W 71 FT S 93.5 FT E 71 FT & N 93.5 FT TO BEG
FOLIO: 136991.0000

CASE NO: COD-25-0002098
NAME OF VIOLATOR: PALMETTO 3126 LLC
LOCATION OF VIOLATION: 3126 W PALMETTO ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MAC FARLANE PARK LOTS 13 14 AND E 29 FT OF LOT 15 BLOCK 47
FOLIO: 180514.0000

CASE NO: COD-25-0002119
NAME OF VIOLATOR: ANA E CRUZ
LOCATION OF VIOLATION: 4614 N 38TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: HOLLOMAN'S J J LOT 4 BLOCK 3
FOLIO: 154327.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK1

8/1-8/22/25LG 4T

HILLSBOROUGH COUNTY

com at 10:00 A.M. on September 19, 2025.

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

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

/s/ Alexa C. Camareno, Esq.
Florida Bar No.: 1031636
acamareno@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-000877

THE TOWERS OF CHANNELSIDE CONDOMINIUM ASSOCIATION, INC.
Plaintiff,
vs.
MELANIE MOREL, AS TRUSTEE OF THE MOREL FAMILY TRUST U/A DATED OCTOBER 16, 2019
Defendant.

NOTICE OF ACTION

TO: MELANIE MOREL, as Trustee
449 S. 12th Street, Unit 2703
Tampa, FL 33602

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

Condominium Unit 2703 Tower T1, THE TOWERS OF CHANNELSIDE, a Condominium according to The Declarations of Condominium recorded in Official Records Book 17865, Page 1491, and Official Records Book 17865, Page 1623, and Declaration of covenants, Restrictions and Easement for The Towers of Channelside recorded in Official Records Book 17865, Page 1336, and all exhibits and amendments thereof, Public Records of Hillsborough County, Florida. Together with an undivided interest or share in the common elements appurtenant thereto.

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

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

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

WITNESS my hand and the seal of this Court on this 30th day of July, 2025.

Victor D. Crist, Clerk of Court
By: /s/ Isha Tirado-Baker, Deputy Clerk
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-010155
Division: I-P

SONIA GARCIA,
Petitioner,
and
MARCELO GABRIEL NEU,
Respondent.

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

TO: MARCELO GABRIEL NEU
Last Address:
120 NW 87 Ave F-211, Miami, FL 33172

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 SONIA GARCIA, whose address is 3423 W. Nassau St, Tampa, FL 33607 on or before 09/04/25, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

The action is asking the court to decide how the following real or personal property should be divided: 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 July 30, 2025

Clerk of the Circuit Court

By: /s/ Jessica Saladin
Deputy Clerk

8/8-8/29/25LG 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 24-CC-039655

Broadway Centre Townhomes Property Owners Association, Inc.,
a not for profit Florida corporation,
Plaintiff,
vs.
Becky Peck, Unknown Spouse of Becky Peck, and Unknown Tenants in Possession,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that on September 19, 2025, **at 10:00 a.m.** via the internet at www.hillsborough.realforeclose.com, in accordance with §45.031, *Florida Statutes*, the undersigned Clerk will offer for sale the following described real property:

Being known and designated as Lot 4, Block 8 as shown on plat entitled, "BROADWAY CENTRE TOWNHOMES, A Subdivision of a portion of Section 8, Township 29 South, Range 20 East" and recorded with the Clerk of the Circuit Court, Public Records of Hillsborough County, Florida in Book 122, Pages 236-243.

2131 Broadway View Avenue, Brandon, Florida 33510

The aforesaid sale will be made pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 24-CC-039655 now pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida.

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

Respectfully submitted on August 4, 2025.

/s/ Aaron Silberman, Esq.
Florida Bar No.: 15722
aaron@thesilbermanlawfirm.com
Silberman Law, P.A.
1105 W. Swann Avenue
Tampa, Florida 33606
Telephone: (813) 434-1266
Facsimile: (813) 434-1257
Attorney for Plaintiff

8/8-8/29/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002079
Division B

IN RE: ESTATE OF
RANDOLPH CLINTON HEATON
Deceased.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., August 25, 2025 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, 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 to the Land Use Hearing Officer at the public hearing before him/her. The decision of the Land Use hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within (15) working days after the conclusion of the public hearing.

Virtual Participation Option: 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 Land Use Hearing Officer 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 Land Use Hearing Officer, 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 Land Use Hearing Officer to the staff of the Development Services Department at least two business days prior to the Land Use Hearing Officer 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: HCFL.gov/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 Land Use Hearing Officer 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 who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Land Use Hearing Officer by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing on the day 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 planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFL.gov/SpeakUp.

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

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above Facebook or YouTube link.

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

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE LAND USE HEARING OFFICER 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.

VARIANCE REQUEST

Petition VAR 25-0972, filed on 06/17/25 by Steve Antinori, represented by Christopher Berg of 100 S. Ashley Dr., Ste 2000, Tampa, FL 33602, ph (813) 472-7550. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned ASC-1 and is located at 18204 Keystone Grove Blvd.

Petition VAR 25-0987, filed on 06/20/25 by Hamilton Engineering and Survey, LLC., of 3409 W. Lemon St., Tampa, FL 33609, ph (813) 250-3535. Requesting a Variance to Lot Development Standards. The property is presently zoned AR and is located at Southwest corner of Williams Rd and Sligh Ave Intersection.

Petition VAR 25-0989, filed on 06/23/25 by Kevin Arber of 1216 Acapella Ln, Apollo Beach, FL 33572, ph (301) 741-6524. Requesting a Variance to Permitted Projections into Required Yards. The property is presently zoned PD 77-0123 and is located at 1216 Acapella Ln.

Petition VAR 25-1010, filed on 06/26/25 by David Oates, represented by Scott Lancaster, of 13120 Prestwick Dr., Riverview, FL 33579, ph (813) 765-6416. Requesting a Variance to Sign Requirements. The property is presently zoned RSC-6, and is located at 202 Flamingo Dr.

Petition VAR 25-1030, filed on 06/30/25 by RU Project Management Group, LLC., of 1502 W. Busch Blvd., Ste D, Tampa, FL 33612, ph (813) 919-7802. Requesting a Variance to Lot Development Standards & Variance to Accessory Structure Requirements. The property is presently zoned RSC-9 and is located at 6717 N. Clearview Ave.

Petition VAR-WS 25-1034, filed on 06/30/25 by Dennis G. Mason, of 1913 Jaudon Rd., Dover, FL 33527, ph (941) 468-3133. Requesting a Variance to Encroach into the Wetland Setback. The property is presently zoned AS-1, and is located at 2007 Sparkman Rd.

Petition VAR 25-1035, filed on 06/30/25 by Addie Mentry of PO Box 332, Odessa, FL 33556, ph (727) 614-1680. Requesting a Variance to Sign Requirements. The property is presently zoned PD 84-0399, and is located at 8902 Hannigan Ct.

Petition VAR 25-1042, filed on 07/01/25 by David Lee Frye, represented by Richard R. Kosan, of 330 Pauls Dr.,Ste 100, Brandon, FL 33511, ph (813) 653-3800. Requesting a Variance to Lot Development Standards and Variance to Accessory Structure Requirements. The property is presently zoned RSC-4 and is located at 204 Lentz Rd.

Petition VAR 25-1043, filed on 07/01/25 by Gregory Hoelzer, of 3104 Fairlea Ln., Valrico, FL 33596, ph (813) 848-7086. Requesting a Variance to Fence Requirements. The property is presently zoned RSC-3, and is located at 114 Locust Dr.

Petition VAR 25-1045, filed on 07/01/25 by Shumaker, Loop & Kendrick, of 101 E. Kennedy Blvd., Ste 2800, Tampa, FL 33602, ph (813) 229-7600. Requesting a Variance to Lot Development Standards. The property is presently zoned CN, and is located at 4040 W. Waters Ave., unit 1/2.

Petition VAR 25-1123, filed on 07/16/25 by Samantha Phillips/Hillsborough County, represented by John Kidwell/Hepner Architects, of 601 S. Boulevard Ste 101, Tampa, FL 33609, ph (813) 229-0614. Requesting a Variance to Sign Requirements. The property is presently zoned AS-1, CG and is located at 3602 N. U.S. Hwy. 301.

SPECIAL USES

Petition SU-AB 25-0981, filed on 06/19/25 by Sarpa Enterprises LLC, of 12913 N. Dale Mabry Hwy., Tampa, FL 33618 ph (813) 390-7686. Requesting a Special Use 4-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 74-0004 and is located at 12913 N. Dale Mabry Hwy.

Petition SU-AB 25-1038, filed on 06/30/25 by Kays Kitchen., represented by Dixie Liberty, of 200 Adams Ave, Hopkinsville, KY 42240, ph (813) 817-8585. Requesting a Special Use 2-COP-X Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 85-0355 and is located at 2808 E. Bearss Ave.

Petition SU-AB 25-1053, filed on 06/24/25 by Ngeun Thongsirimonghoun, represented by Phanourak Namasa, of 6908 115th St. E., Palmetto, FL 34221, ph (813) 395-2641. Requesting a Special Use 4-COP- Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 72-0166 and is located at 3825 Northdale Blvd.

Petition SU-AB 25-1055, filed on 07/02/25 by Cheers7 Inc., represented by Pritesh Patel, of 13339 Palmera Vista Dr., Riverview, FL 33579, ph (352) 398-2713. Requesting a Special Use 3-PS Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned CN and is located at 12302 Balm Riverview Rd.

8/8/25LG 1T

NOTICE OF HEARING FOR CLOSING AND VACATING

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

Vacating Petition V25-0006, vacate a portion of a 15-foot-wide platted public utility easement, lying within Lot 16, Block 2, within the plat of Brandon East Subdivision – Unit No 2, as recorded in Plat Book 45, Page 35, of the public records of Hillsborough County, Florida, located in Section 32, Township 29S, Range 21E, within folio 086754-1204

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

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

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

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

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

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

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

8/8-8/15/25LG 2T

Deceased.

NOTICE TO CREDITORS

The administration of the estate of RANDOLPH CLINTON HEATON, deceased, whose date of death was November 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ RICHARD DUWAYNE HEATON
346 Wootton Rd
Sonora, Kentucky 42776

Attorney for Personal Representative:
/s/ Cela Delgado Webster, Esq.
Florida Bar Number: 275300
17425 Bridge Hill Ct, Suite 202
Tampa, Florida 33647
Telephone: (813) 524-6393
Fax: (813) 524-6343
E-Mail: cwebster@chapellegal.com
Secondary E-Mail:
service@chapellegal.com

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-2103
DIVISION: A

IN RE: ESTATE OF
PYONG SUK DESROSIERS
a/k/a PYONG SUK DEROSIERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Pyong Suk Desrosiers, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 August 8, 2025.

Signed on this 18th day of June 2025.

Personal Representative:
/s/ Angela Dupke

Attorney for Personal Representative:
/s/ Tanya P. O'Connor, Esquire
Florida Bar Number 0067822
2130 W. Brandon Blvd., #100
Brandon, Florida 33511
Tel 813.413.8777 Fax 813.413.8778
eservice@brandonlawoffices.com

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-001872
DIVISION: A

IN RE: THE ESTATE OF:
STUART A. RADICK,
Deceased.

NOTICE TO CREDITORS (Testate)

The administration of the estate of STUART A. RADICK, deceased, File Number: 25-CP-001872, is pending in the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601.

(Continued on next page)

HILLSBOROUGH COUNTY

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons upon whom this notice is served who have objections that challenge the validity of the Will dated February 21, 2017, the qualifications of the Personal Representative, venue or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST (1st) PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this Notice is served within three months after the date of the first (1st) publication of this Notice must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST (1st) 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 persons having claims or demands against the Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST (1st) PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice will be August 8, 2025.

Dated July 31st, 2025.

Petitioner/Personal Representative:
/s/ Caryn Radick
CARYN RADICK

Attorney for Petitioner/
Personal Representative:
/s/ Vanessa A. Carr, Esq.
VANESSA A. CARR, ESQUIRE
D. KAY CARR, P.A.
214 Apollo Beach Boulevard
Apollo Beach, Florida 33572
Telephone: (813) 645-7557
Fax: (813) 645-0099
FBN: 1015525
dkaycarrassistant@yahoo.com
dkaycarrvc@yahoo.com

8/8-8/15/25 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

HILLSBOROUGH COUNTY

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-002039
DIVISION: B

IN RE: ESTATE OF
ALEXANDER EDISON BELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALEXANDER EDISON BELL, deceased, whose date of death was August 31, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are indicated below.

All creditors of the decedent and other person 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 who have claims or demands against the decedent's estate, must file their claims with the 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.

NOTWITHSTADING 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 publications of this Notice is August 8, 2025.

Personal Representative:
/s/ Lauren Mackenzie Bell
18090 Circle Drive
Athens, AL 35613

Attorney of Personal Representative:
/s/ Christoper D. Breton
Christoper D. Breton, Esq.
Florida Bar No. 98888
THE BRETON LAW FIRM
425 Lithia Pinecrest Road
Brandon, FL 33511
Tel: (813) 381-4052
Primary:chris@BretonLawFirm.com
Secondary: office@BretonLawFirm.com

8/8-8/15/25LG 2T

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

HILLSBOROUGH COUNTY

Case No. 25-CP-000183

IN RE: ESTATE OF
RYAN JOHN DUNAI,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Ryan John Dunai, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is August 8, 2025.

Personal Representative:
Ray Ice
1012 Hanover Lane
Ponte Vedra, FL 32081

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

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA
PROBATE DIVISION
File Number: 24-CP-003359
Division: B

IN RE: ESTATE OF
FLORA C. DAWSON a/k/a FLORA CRAWFORD DAWSON
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of FLORA C. DAWSON a/k/a FLORA CRAWFORD DAWSON, deceased, whose date of death was May 25, 2024 and whose social security number is xxx-xx-6102, 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 8/8/2025.

Personal Representative:
KESHIA MANRADGE
110 E Broad St, Apt D202
Tampa, FL 33604

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

8/8-8/15/25LG 2T

NOTICE OF PUBLIC HEARING
Environmental Protection Commission of Hillsborough County
Basis of Review, Rules of the EPC
Proposed Rule Amendments

PURPOSE: To take public comment and consider adoption of amendments to the Environmental Protection Commission of Hillsborough County's (EPC) the Basis of Review for Authorization of Activities Pursuant to Chapter 1-11 – Wetlands (BOR), Rules of the EPC.

SUMMARY: The proposed amendments to the BOR adopt and incorporate the recently enacted Florida legislation that revised section 373.4136(6), Florida Statutes regarding mitigation banking.

COPIES may be obtained by calling the Legal Dept. at (813) 627-2600 or at www.epchc.org.

NOTE: Any person who might want to appeal any decision made by the EPC regarding any matter considered at the forthcoming public hearing is hereby advised that he/she will need a record of the proceeding and, for such purposes, he/she may need to ensure that a verbatim record is made including the testimony and evidence upon which the appeal is to be based.

DATE: Thursday, August 21, 2025

TIME: 9:30 a.m. or shortly thereafter

PLACE: BOCC Boardroom, County Center, 2nd Floor, 601 E. Kennedy Blvd., Tampa, FL 33602. Visit the EPC website for instructions on how to sign up to speak and/or how to watch the meeting. If you wish to provide public comment, please submit the online public comment request form before 9:00 a.m. on Thursday, August 21, 2025.

HILLSBOROUGH COUNTY

8/8/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-001273

IN RE: ESTATE OF
GARY WAYNE GARVER,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Gary Wayne Garver, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is August 8, 2025.

Personal Representative:
Jeannie Stivers
1637 Central Avenue
Summerville, South Carolina 29483

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

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 22-CP-004045

IN RE: ESTATE OF
NEIL R. MCCANNEY,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Neil R. McCaney, deceased, whose date of death was October 25, 2022, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is August 8, 2025.

Personal Representative:
Nicola Barnes
15406 Timberline Drive
Tampa, Florida 33624

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

HILLSBOROUGH COUNTY

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003988

IN RE: ESTATE OF CAROLYN BREIT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carolyn Breit, deceased, whose date of death was July 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 August 8, 2025.

Personal Representative:
Teresa Anne Kozina
4406 W. Wisconsin Ave.
Tampa, FL 33616

Attorney for Personal Representative:
/s/ Aaron W. Saoud
Aaron W. Saoud, Esquire
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Blvd., Suite 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: attorney@awslaw.org

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002198
Division A

IN RE: ESTATE OF
JOSEPH EDWARD SPENCER
a/k/a JOSEPH E. SPENCER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOSEPH EDWARD SPENCER a/k/a JOSEPH E. SPENCER, deceased, whose date of death was March 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court ON OR BEFORE 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.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ David A. Spencer
1507 McCrea Drive
Lutz, Florida 33549

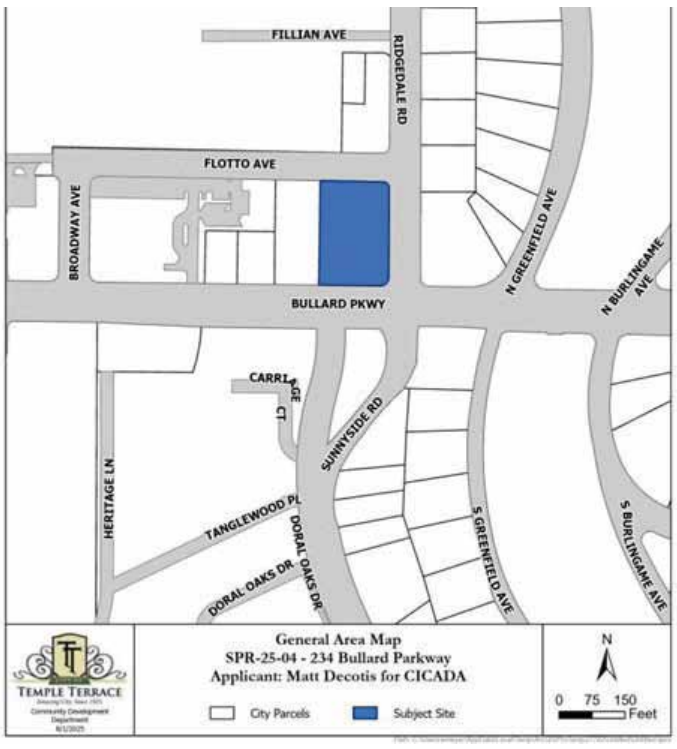
Attorney for Personal Representative:
/s/ Ann-Eliza M. Taylor
Florida Bar Number: 70852
Older Lundy Koch & Martino
1000 W. Cass Street
Tampa, Florida 33606
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: ataylor@olderlundylaw.com
Secondary E-Mail:
dmorris@olderlundylaw.com

(Continued on next page)

NOTICE OF PUBLIC HEARINGS
SITE PLAN REVIEW OF PROPERTY
CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEARING** for, August 19, 2025, at 6:00 p.m., or soon thereafter in the Council Chambers at City Hall, 11250 N. 56th Street to consider approving the following Resolution for the Site Plan Review (SPR-25-04) for Address 234 Bullard Parkway, Folio No. 201200-0000, as depicted in the map below:

A RESOLUTION OF THE CITY OF TEMPLE TERRACE, FLORIDA, APPROVING SITE PLAN REVIEW APPLICATION 25-04 (SPR-25-04) FOR 1 ACRE OF REAL PROPERTY WITHIN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA, LOCATED AT THE NORTHWEST INTERSECTION OF BULLARD PARKWAY AND RIDGEDALE ROAD, WITH AN ADDRESS OF 234 BULLARD PARKWAY, FOLIO NUMBER 201200- 0000 TO ALLOW FOR A NEW DEVELOPMENT OF A PEDIATRIC CENTER IN A COMMERCIAL OFFICE ZONING DISTRICT; PROVIDING EFFECTIVE DATE.



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

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

Dated this 4th day of August 2025.

Lynda Sader
City Clerk

8/8/25LG 1T

HILLSBOROUGH COUNTY

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002498
Division A

IN RE: ESTATE OF
CHRISTIAN LEE STOVER
a/k/a CHRISTIAN STOVER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Christian Lee Stover a/k/a Christian Stover, deceased, whose date of death was June 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court ON OR BEFORE 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.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Sherilynne Schulze
14341 Alistar Manor Drive
Wimauma, Florida 33598

Attorney for Personal Representative:
/s/ Ann-Eliza M. Taylor
Florida Bar Number: 70852
Older Lundy Koch & Martino
1000 W. Cass Street
Tampa, Florida 33606
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: ataylor@olderlundylaw.com
Secondary E-Mail:
dmorris@olderlundylaw.com
8/8-8/15/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-2557
DIVISION U
Florida Bar #308447

IN RE: ESTATE OF
JOHN CHRISTOPHER JERNIGAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN CHRISTOPHER JERNIGAN, deceased, Case Number 25-CP-2557, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is August 8, 2025.

Personal Representative:
MICHELLE JERNIGAN CANNON,
a/k/a MICHELLE JERNIGAN-CANNON
3285 Sardinia Terrace
Deltona, FL 32738-6935

Attorney for Personal Representative:
WILLIAM R. MUMBAUER, ESQUIRE
WILLIAM R. MUMBAUER, P.A.
Email: wrmumbauer@aol.com
205 N. Parsons Avenue
Brandon, FL 33510
813/685-3133
8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002078

IN RE: ESTATE OF
JEANETTE MARIE GERACE
A/K/A JEANETTE M. GERACE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jeanette Marie Gerace a/k/a Jeanette M. Gerace, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Christopher P. Gerace
6962 Pelham Rise
Victor, New York 14564

Attorney for Personal Representative:
/s/ Gerard F. Wehle, Jr.
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
8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002570
Division: B

IN RE: ESTATE OF
ELIZABETH W. HALLNER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Elizabeth W. Hallner who was deceased on June 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E.Twiggs Street, Tampa, Florida 33602 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601).The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Cathy Lindsey
2421 Emerald Lake Dr.
Sun City Center, FL 33573

Attorney:
Charles W. Malloy, Esquire
Florida Bar Number 105355
CHARLES W. MALLOY, P.A.
137 S. Pebble Beach Blvd. Suite 102
Sun City Center, FL 33573
Telephone: (813) 634-3361
Email: cwmalloy@verizon.net
8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002256
Division A

IN RE: ESTATE OF
JOSEPH DOUGLAS LONGO
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Joseph Douglas Longo, deceased, whose date of death was October 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Nicole Rogers Longo
3404 W. Fielder St.
Tampa, Florida 33611

Attorney for Personal Representative:
/s/ Donna L Longhouse
Florida Bar Number: 992844
Longhouse, Richards, Olsen & Rief, PLLC
202 S. Rome Ave., Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-Mail: dlonghouse@lrorlaw.com
Secondary E-Mail: grichards@lrorlaw.com
8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-002569
DIVISION: B

IN RE: THE ESTATE OF:
THOR PITMAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOR PITMAN, deceased, whose date of death was July 7, 2025, and whose Social Security Number is xxx-xx-1191, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

(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 **9/3/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0001562
NAME OF VIOLATOR: DANIEL GRECO AND MATTHEW
LOCATION OF VIOLATION: 1105 E 28TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(3) 19-231(4)c 19-231(5)c 19-231(11) 19-231(13)
LEGAL DESCRIPTION: HOMESTEAD REVISED MAP E 40 FT OF W 140 FT OF LOT 1 BLOCK 4
FOLIO: 173107.0000

CASE NO: COD-25-0001650
NAME OF VIOLATOR: DIANA JEAN WASHINGTON/ LIFE
LOCATION OF VIOLATION: 6802 N NAVIN AVE, TAMPA, FL
CODE SECTIONS: 19-56 19-231(15)c
LEGAL DESCRIPTION: CENTER HILL S 20 FT OF LOT 1 AND LOT 4 BLOCK 12 AND E 1/2 OF VACATED ALLEY LYING WEST OF LOTS
FOLIO: 162715.0000

CASE NO: COD-25-0001849
NAME OF VIOLATOR: ANITA GREEN
LOCATION OF VIOLATION: 4226 W LAUREL ST, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: CYPRESS ESTATES LOT 12 BLOCK 1
FOLIO: 111040.0000

CASE NO: COD-25-0001894
NAME OF VIOLATOR: MICHAEL D WILLIAMS ET AL
LOCATION OF VIOLATION: 1107 E HUMPHREY ST, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: SPRING HILL ADDITION CORRECTED MAP LOT 13 AND N 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 8
FOLIO: 146101.0000

CASE NO: COD-25-0001911
NAME OF VIOLATOR: ESTATE OF ANGELA T
LOCATION OF VIOLATION: 8009 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 5 BLOCK 62 AND CLOSED ALLEY ABUTTING ON E
FOLIO: 146965.0100

CASE NO: COD-25-0001972
NAME OF VIOLATOR: CB CAPITAL RESOURCES INC
LOCATION OF VIOLATION: 1213 E PARK CIR, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: RIVERBEND SUBDIVISION LOT 8 LESS W 30 FT AND LOT 9 BLOCK B
FOLIO: 169759.0000

CASE NO: COD-25-0002069
NAME OF VIOLATOR: LUZ M DE LA ROSA AND
LOCATION OF VIOLATION: 712 E ESKIMO AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c 27-326
LEGAL DESCRIPTION: SPRING HILL SUBDIVISION LOT 7 AND S 1/2 CLOSED ALLEY ABUTTING ON N BLK E BLOCK E
FOLIO: 99332.0000

CASE NO: COD-25-0002077
NAME OF VIOLATOR: NICOLAS KRAUSE AND GRACE
LOCATION OF VIOLATION: 6302 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-237
LEGAL DESCRIPTION: OAKWOOD S 71 FT OF LOT 1 LESS ST BLOCK B
FOLIO: 163051.0000

CASE NO: COD-25-0002090
NAME OF VIOLATOR: FRANCISCO PEREIRO AND SONIA
LOCATION OF VIOLATION: 6908 N 17TH ST, TAMPA, FL
CODE SECTIONS: 19-49 19-56
LEGAL DESCRIPTION: RIVERBEND MANOR LOT 8 AND N 15 FT OF LOT 9 BLOCK K
FOLIO: 149415.0000

CASE NO: COD-25-0002179
NAME OF VIOLATOR: BHOOMI R MEHTA
LOCATION OF VIOLATION: 2105 E DIANA ST, TAMPA, FL
CODE SECTIONS: 19-77
LEGAL DESCRIPTION: E 60 FT OF W 1/2 OF E 1/2 OF N 1/4 OF NE 1/4 OF SE 1/4 OF NE 1/4 LESS STS
FOLIO: 150235.0000

CASE NO: COD-25-0002250
NAME OF VIOLATOR: EARL B MASON SR
LOCATION OF VIOLATION: 2521 E STANLEY MATTHEW CIR, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(17)
LEGAL DESCRIPTION: TERRACE VILLAGE TOWNHOMES II LOT 10
FOLIO: 147293.5020

CASE NO: COD-25-0002292
NAME OF VIOLATOR: CROOKED PINE INVESTMENTS LLC
LOCATION OF VIOLATION: 911 E CRENSHAW ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: EVELYN CITY LOT 68
FOLIO: 169915.0000

CASE NO: COD-25-0002352
NAME OF VIOLATOR: MICHAEL WINSTEAD AND
LOCATION OF VIOLATION: 2903 E HOWELL ST, TAMPA, FL
CODE SECTIONS: 19-49 19-56
LEGAL DESCRIPTION: HILL TOP HEIGHTS LOT 35
FOLIO: 148940.0000

CASE NO: COD-25-0002530
NAME OF VIOLATOR: GREGORY N KNOCH
LOCATION OF VIOLATION: TAMPA, FL 33602
CODE SECTIONS: 19-47 19-49 19-50 19-59 19-231(15)c
LEGAL DESCRIPTION: SUBURB ROYAL LOT 15 BLOCK 18
FOLIO: 181861.0000

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

CASE NO: COD-25-0000254
NAME OF VIOLATOR: SAMUEL J AND SARAH B HELLER
LOCATION OF VIOLATION: 4205 W AZEELE ST, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4
LEGAL DESCRIPTION: WESTWEGO W 100 FT OF S 128 FT OF LOT 16
FOLIO: 115405.0000

CASE NO: COD-25-0001556
NAME OF VIOLATOR: FRANK H RODER AND MICHAEL
LOCATION OF VIOLATION: 908 E LOUISIANA AVE, TAMPA, FL
CODE SECTIONS: 27-211.2.3 27-326
LEGAL DESCRIPTION: DEMOREST LOT 10 BLOCK 15 AND S 1/2 OF CLOSED ALLEY ABUTTING THEREOF
FOLIO: 171728.0000

CASE NO: COD-25-0002096
NAME OF VIOLATOR: HENRY DICKSON JR LIFE ESTATE
LOCATION OF VIOLATION: 1007 E COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 19-231(1)g 19-231(3) 19-231(4)c 19-231(5)a 19-231(8) 19-231(10) 19-231(11) 19-231(12) 19-231(13) 19-231(15)a 19-231(17) 27-290 27-326
LEGAL DESCRIPTION: MERRIAMS LOT 9 BLOCK 1
FOLIO: 198270.0000

CASE NO: COD-25-0002109
NAME OF VIOLATOR: RICHARD HUEL ROBINSON
LOCATION OF VIOLATION: 302 N OREGON AVE, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4
LEGAL DESCRIPTION: FULLER'S SUBDIVISION LOT 24 BLOCK 3
FOLIO: 183721.0000

CASE NO: COD-25-0002113
NAME OF VIOLATOR: YVETTE HOWARD
LOCATION OF VIOLATION: 3007N JEFFERSON ST, TAMPA, FL
CODE SECTIONS: 27-283.11(b) 27-326
LEGAL DESCRIPTION: CENTRAL PARK BLKS 1 2 4 TO 12 13 14 AND 15 S 1/2 OF LOTS 19 AND 20 BLOCK 5
FOLIO: 182972.0000

CASE NO: COD-25-0002197
NAME OF VIOLATOR: NANCY C BRUEMMER/ TRUSTEE
LOCATION OF VIOLATION: 4214 W SWANN AVE, TAMPA, FL
CODE SECTIONS: 27-287.25 (e).(3)
LEGAL DESCRIPTION: BEACH PARK LOTS 3 AND 4 BLOCK 45
FOLIO: 114022.0000

CASE NO: COD-25-0002324
NAME OF VIOLATOR: MULBERRY STREET LLC
LOCATION OF VIOLATION: 8302 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 18 AND E 5 FT CLOSED ALLEY ABUTTING ON W BLOCK 28
FOLIO: 146501.0500

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
8/8-8/24/25LG 4T

HILLSBOROUGH COUNTY

BARRED.

The date of first publication of this Notice is August 8, 2025.

Personal Representative:
JOHN PITMAN
402 Coastline Way
Valrico, FL 33594

Attorney for Personal Representative:
RACHEL L. GRIFFIN, ESQUIRE
Griffin & Associates, P.A.
1430 Oakfield Drive
Brandon, FL 33511
(813) 681-2612
Fla. Bar No. 1002421
Primary email: service@egriffinlaw.com
Secondary email: rlg@egriffinlaw.com

8/8-8/15/25LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 921589 from Landmark Engineering & Surveying Corp 8515 Palm River Road, Tampa, FL 33619. Application received: July 2, 2025. Proposed activity: Residential 127 Townhomes. Project name: Van Dyke Townhomes. Project size: 12.79 Location: Section(s) S24 / T27S / R17E Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

8/8/25LG 1T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Environmental Protection Commission of Hillsborough County
Draft Air Permit No. 0571029-034-AC
International Paper Company
Plant City Facility
Hillsborough County, FL

Applicant: The applicant for this project is International Paper Company. The applicant's authorized representative and mailing address is: Mark Bullard, 6706 North 53rd Street, Tampa, FL 33610.

Facility Location: International Paper Company operates the existing Plant City Facility, which is located in Hillsborough County at 2402 Police Center Drive, Plant City, FL 33566.

Project: This permit authorizes the replacement of the existing flexographic printer/folder/gluer with a new flexographic printer/folder/gluer. The emissions from the printer are controlled by limiting material usage and the usage of low volatile organic compound materials. Also, this project revises the potential emissions calculations for the corrugation and finishing process. The volatile organic compound potential emissions will decrease due to this project. International Paper Company will remain a Synthetic-Minor source of emissions.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/mailing address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that this project will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) in the Legal Department of the EPC, via email, at legalclerk@epchc.org, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPC's action may also request an extension of time to file a petition for an administrative hearing. The EPC may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC, via email, at legalclerk@epchc.org, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

8/8/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 16-CA-002206
BANK OF AMERICA, N.A.,
PLAINTIFF,
VS.
DONALD W. WARD, ET AL.
DEFENDANT(S).

_____/___/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 11, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on October 1, 2025, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property:
LOT 41, BLOCK 10, RIVER BEND PHASE 3B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154
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 Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1018088

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-000655
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
RENEE NAZARIO-FLORES, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 22nd day of July, 2025, and entered in Case No. 23-CA-000655 , of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and RENEE NAZARIO-FLORES, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, UNKNOWN SPOUSE OF RENEE NAZARIO-FLORES, LUIS FLORES AND SHERWOOD MANOR COMMUNITY ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com at 10:00 A.M. on the 22nd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 18, BLOCK 14, BROOKSIDE ESTATES PHASE 1 AND 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 136, PAGES 154 THROUGH 166, INCLUSIVE, 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 30th day of July, 2025.
By: _/s/ Liana R. Hall_____
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1017897

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No: 23-CA-015327, Division I
BANKUNITED N.A.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST CLARA D. JAMES, DECEASED; et al.,
Defendants.

_____/
NOTICE OF ACTION
TO:
ANNIE MAE JAMES
Current Address Unknown
Last Known Address:
6909 N. 21st St.
Tampa, FL 33610
ANNIE MAE JAMES
Current Address Unknown
Last Known Address:
3401 Carlton Arms Dr.
Apt. B
Tampa, FL 33614
HERMAN ROGERS
Current Address Unknown
Last Known Address:
3315 Possom Trot Rd.
Valrico, FL 33596
HERMAN ROGERS
Current Address Unknown
Last Known Address:
2632 Bermuda Lake Dr.
Brandon, FL 33510
OSCAR JAMES
Current Address Unknown
Last Known Address:
6704 N. 10th St.
Tampa, FL 33604
OSCAR JAMES
Current Address Unknown
Last Known Address:
6601 N. Nebraska Ave.
Apt. B3
Tampa, FL 33604
ROXANNE JONES-GEBHART
Current Address Unknown
Last Known Address:
4206 Skipper Rd.
Apt. 80
Tampa, FL 33613
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:
THE EAST 100 FEET OF THE WEST 158 FEET OF LOT 2, BLOCK 4, LESS THE NORTH 253.32 FEET THEREOF, AND THE EAST 100 FEET OF THE WEST 158 FEET OF LOT 5, BLOCK 4, LESS THE SOUTH 263.35 FEET THEREOF, IN F.L. WINGS HANNA FIELD SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 11, 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 J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembrook 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 default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of the said Court on the 30th day of July, 2025.
CLERK OF THE CIRCUIT COURT
By: Mustafa Divan
Deputy Clerk
(COURT SEAL)
11080-1018016

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CA-002577
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
HIRENKUMAR PATEL, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 28th day of July, 2025, and entered in Case No. 24-CA-002577, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and HIRENKUMAR PATEL and LA COLLINA HOMEOWNERS ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 1st day of October, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 1, IN BLOCK 1 OF LA COLLINA PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 249, 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 31st day of July, 2025.
By: ___/s/Liana R. Hall_____
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1017980

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-001677
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
JOHN P. ZIEGLER, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 28th day of July, 2025, and entered in Case No. 25-CA-001677, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JOHN P. ZIEGLER AND CITY OF TEMPLE TERRACE, FLORIDA are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com at 10:00 A.M. on the 3rd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
A Southerly part of Lot 10, all of Lot 11 and the Northwesterly 1/3 of Lot 12 in Block C-10, Temple Terrace Estates Subdivision, according to map thereof as recorded in Plat Book 10, Page 68, Public Records of Hillsborough County, Florida, said parcel being more particularly described as follows: Begin at the Southernmost corner of Lot 9 of said Block C-10 and run South 40 feet to the Southernmost corner of said Lot 10; thence Southeasterly 57.99 feet along the Easterly boundaries of said Lots 11 and 12; thence Southwesterly in a straight line to a point on the Westerly boundary of said Lot 12, 25 feet Southeast of the Northwest corner of said Lot 12; Thence Northwesterly 125 feet along the Westerly boundaries of said Lots 12 & 11 to the Northernmost corner of said Lot 11, Thence Northeasterly in a straight line to Point of Beginning.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs 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 31st day of July, 2025.
By: _/s/Liana R. Hall_____
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1017983

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.
CASE No. 25-CA-005349
BANK OF AMERICA, N.A., PLAINTIFF,
VS.
JOCELYN GOSA A/K/A JOCELYN LASHAWN GOSA A/K/A JOCELYN LASHAWN DENNARD , ET AL., DEFENDANT(S).
NOTICE OF ACTION
To: UNKNOWN SPOUSE OF JOCELYN GOSA A/K/A JOCELYN LASHAWN GOSA A/K/A JOCELYN LASHAWN DENNARD
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 17107 Yellow Pine Street, Wimauma, FL 33598
To: JOCELYN GOSA A/K/A JOCELYN LASHAWN GOSA A/K/A JOCELYN LASHAWN DENNARD
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 17107 Yellow Pine Street, Wimauma, FL 33598
To: UNKNOWN TENANT #1
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 17107 Yellow Pine Street, Wimauma, FL 33598
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Hillsborough County, Florida:
LOT 20, BLOCK 44, SUNSHINE VILLAGE PHASE 3B, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 134, PAGE(S) 41 THROUGH 49, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: July 29, 2025
Clerk of the Circuit Court
By: Mustafa Divan
Deputy Clerk of the Court
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1017926

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-001899
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP6
PLAINTIFF,
VS.
STEVEN M. DASS A/K/A STEVEN DASS, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Steven M. Dass
Last Known Address: 11112 Goldenrod Fern Dr, Riverview, FL 33569
Current Residence: UNKNOWN
TO: MOSS LANDING COMMUNITY ASSOCIATION, INC.
Last Known Address: c/o CHRISTINA G BELLO, Registered Agent, 6554 KRYCUL AVENUE, RIVERVIEW, FL 33578
Current Residence: UNKNOWN
TO: Unknown tenant in possession of the subject property
Last Known Address: 11112 Goldenrod Fern Drive, Riverview, FL 33569
Current Residence: UNKNOWN
TO: Unknown spouse of Steven M. Dass A/K/A Steven Dass
Last Known Address: 11112 Goldenrod Fern Drive, Riverview, FL 33569
Current Residence: UNKNOWN
TO: United States of America, Department of Treasury - Internal Revenue Service
Last Known Address: Middle District of Florida, State Attorney Office: Attn: Roger B. Handberg, 400 N Tampa Street, Suite 3200, Tampa, FL 33602
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 46, Block K, MOSS LANDING PHASE 3, as per plat thereof, recorded in Plat Book 108, Pages 239 through 254, of the Public Records

(Continued on next page)

HILLSBOROUGH COUNTY

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 August 31, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 11th day of July, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
11080-1017719

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-004873
NEW DAY FINANCIAL, LLC
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHELDON DONALD DENNARD A/K/A SHELDON D. DENNARD, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Donna Coleman
Last Known Address: 415 Payton Ct., Stockbridge, GA 30281
Current Residence: UNKNOWN
TO: Selena Lemons
Last Known Address: 11514 Button Bay Place, Gibsonton, FL 33534
Current Residence: UNKNOWN
TO: Selena Lemons
Last Known Address: 4205 Ellicott Street Tampa, FL 33610
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Sheldon Donald Dennard A/K/A Sheldon D. Dennard
Last Known Address: 7227 Salt River Avenue, Sun City Center, FL 33573
Current Residence: UNKNOWN
TO: Unknown Spouse of Sheldon Donald Dennard A/K/A Sheldon D. Dennard
Last Known Address: 7227 Salt River Avenue, Sun City Center, FL 33573
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 24, IN BLOCK 13, OF CYPRESS MILL PHASE 1A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 20, 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 August 27, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 22nd day of July, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1017467

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-005505
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
ADRIAN G. RILEY, ET AL.,
DEFENDANT(S). IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-005505
NOTICE OF ACTION
TO: Unknown spouse of Adrian G. Riley
Last Known Address: 7413 Sherren Dr, Tampa, FL 33619
Current Residence: UNKNOWN
TO: Unknown spouse of Adrian G. Riley
Last Known Address: 6911 Karin Court Apt A Tampa, FL 33610
Current Residence: UNKNOWN
TO: Unknown spouse of Adrian G. Riley
Last Known Address: 7309 N Hutton Place Apt B Tampa, FL 33604
Current Residence: UNKNOWN
TO: Adrian G. Riley
Last Known Address: 7413 Sherren Dr, Tampa, FL 33619
Current Residence: UNKNOWN
TO: Adrian G. Riley
Last Known Address: 6911 Karin Court Apt A Tampa, FL 33610
Current Residence: UNKNOWN
TO: Adrian G. Riley
Last Known Address: 7309 N Hutton Place Apt B Tampa, FL 33604
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Joseph Riley
Last Known Address: 7413 Sherren Dr, Tampa, FL 33619
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 3, Block 9, Winston Park Unit No. 4, according to the map or plat thereof as recorded in Plat Book 46, Page 41, 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 August 31, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court`s ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court`s ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.
https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.org
WITNESS my hand and the seal of this Court this 18th day of July, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1017384

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-006219
TH MSR HOLDINGS LLC
PLAINTIFF,
VS.
CHRISTIAN P. BILLMAN A/K/A CHRISTIAN BILLMAN, DAVID F. BILLMAN A/K/A DAVID BILLMAN AND RICHARD L. MORRISON JR., ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Spouse of Christian P. Billman A/K/A Christian Billman
Last Known Address: 14085 Tropical Kingbird Way, Riverview, FL 33579
Current Residence: UNKNOWN
TO: Unknown Spouse of Richard L. Morrison Jr.
Last Known Address: 14085 Tropical Kingbird Way, Riverview, FL 33579
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 35, OAKS AT SHADY CREEK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGES 17 THROUGH 32, INCLUSIVE, 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 August 27, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 22nd day of July, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1017474

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 24-DR-004019
DIVISION: T

IN RE: The Marriage of:

ANDREA P. ABARCA LINARES,
Petitioner/Wife,

and

DEON D. DELONG,
Respondent/Husband.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: DEON D. DELONG

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 ANDREA P. ABARCA LINARES c/o her attorney of record, Shirin Rustomji, Esq., whose address is 3242 Henderson Blvd., Ste. 310, Tampa, FL 33609 on or before 8/25/2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 7/18/2025

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Jennifer Taylor
Deputy Clerk

8/1-8/22/25 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 000547
Division: A

IN RE: ESTATE OF
JOEL LESTER CHAPMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOEL LESTER CHAPMAN, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 August 1, 2025.

Personal Representative:
Jason Patrick Chapman
3132 Wolfe Road
Clearwater, FL 33759

Attorney for Personal Representative:
/s/ Aaron W. Saoud
Aaron W. Saoud, Esquire
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Blvd. Ste 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: service@awslaw.org
Secondary E-Mail: attorney@awslaw.org

8/1-8/8/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-025268

CYPRESS CREEK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

TERRANCE DARRELL FORREST, JR.,
Defendant.

NOTICE OF ACTION

TO: TERRANCE DARRELL FORREST, JR.
10128 Mangrove Well Road
Ruskin, FL 33573

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

Lot 27, Block 43, CYPRESS CREEK PHASE 5A, according to the plat as recorded in Plat Book 127, Pages 277 through 284, of the Public Records of Hillsborough County, Florida.

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

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

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

WITNESS my hand and the seal of this Court on this 28th day of July, 2025.

Victor D. Crist, Clerk of Court
800 E. Twiggs St Rm 101, Tampa, FL 33602

By: s/ Isha Tirado-Baker, Deputy Clerk

Alexa C. Caldevilla, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-1403
DIVISION A
Florida Bar #308447

IN RE: ESTATE OF
MARIA C. CORTES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARIA C. CORTES, deceased, Case Number 25-CP-1403, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is August 1, 2025.

Personal Representative:
CLARIBEL SERRANO
1526 Clair Mel Circle
Tampa, FL 33619

Attorney for Personal Representative:
WILLIAM R. MUMBAUER, ESQUIRE
WILLIAM R. MUMBAUER, P.A.
Email: wrmumbauer@aol.com
205 N. Parsons Avenue
Brandon, FL 33510
813/685-3133

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File Number: 25-CP-001798
Div: A

In Re: Estate of
Martha S. Haberhern,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Martha S. Haberhern, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 August 1, 2025.

Personal Representative:
Martha E. Purdy
201 Sleepy River Rd
Simpsonville, SC 29681

Attorney For Personal Representative:
Anthony DiPierro Jr.
E-Mail: anthony@dipierrolawfirm.com
Florida Bar No. 121504
2901 W Busch Blvd, Suite 301
Tampa, FL 33618-4565
Telephone: 813-933-7144

8/1-8/8/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-071556

SHELL POINT COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

YESENIA MORALES, AN UNMARRIED WOMAN,
Defendant.

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-071556, that resulted from the Final Hearing on or about July 29, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-071556 on about July 29, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 86, Shell Cove Phase 1, according to the map or plat thereof, as recorded in Plat Book 137, Page(s) 58 through 85, inclusive, of the Public Records of Hillsborough County, Florida.

and commonly known as: 766 Sunlit Coral St, Ruskin, FL 33570; 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 **September 19, 2025 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this July 30, 2025

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

Frazier & Bowles, Attorneys at Law

45379.180

8/1-8/8/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2022-CC-066236

CYPRESS MILL COMMUNITY ASSOCIATION, INC.,
Plaintiff(s),

vs.

TOYESHA LAKENDRA SMARR,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order on Motion to Disburse Funds in Registry of the Court to Caloosa Lakes Homeowners Association, Inc. and Reschedule the Foreclosure Sale entered in this cause on July 28, 2025, by the County Court of Hillsborough County, Florida, the property described as:

LOT 7, IN BLOCK 4, OF CYPRESS MILL PHASE 1C2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 288, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and more commonly known as 7316 Bagley Cove Court, Sun City Center, FL 33573 (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 **September 19, 2025**.

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

(Continued on next page)

HILLSBOROUGH COUNTY

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 29th day of July 2025.

/s/ Tiffany Love
Tiffany 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

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002081
Division: O

IN RE: ESTATE OF
ROBERT R. ANDERSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT R. ANDERSON, deceased, whose date of death was April 30, 2025, and whose social security number is xxx-xx-0188 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 1, 2025.

Personal Representative:
Leslie Wendt

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, Florida 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335
Attorney for Petitioner

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002400
Division: O

IN RE: ESTATE OF
ALVA J. WALDEN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALVA J. WALDEN, deceased, whose date of death was November 1, 2024 and whose social security number is xxx-xx-3588 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 1, 2025.

Personal Representative:
NORMA G. WILSON

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, Florida 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335
Attorney for Petitioner

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002159

IN RE: ESTATE OF
GLENDA LEE TOZER A/K/A GLENDA L. TOZER A/K/A GLENDA TOZER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Glenda Lee Tozer a/k/a Glenda L. Tozer a/k/a Glenda Tozer, deceased, whose date of death was October 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3600, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
/s/ Brian Paul Miller
2903 Pritcher Manor Court
Lithia, Florida 33547

Attorney for Personal Representative:
/s/ L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-001936
Division: B

IN RE: THE ESTATE OF
LUZ VIRGINIA RIVERA
Deceased

NOTICE TO CREDITORS

The administration of the estate of LUZ VIRGINIA RIVERA, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602.

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

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

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 STATUES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Ruth Rivera
1503 W. Barr Drive
Tampa, FL 33603

Attorney for Personal Representative:
DAYNA M. SANTANA, ESQ.
Florida Bar No.: 1050276
D. SANTANA LAW, P.A.
210 W. Platt Street
Tampa, FL 33606
(813) 751-5781
dayna@dsantanalaw.com
mailservice@dsantanalaw.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002513
Division A

IN RE: ESTATE OF
RICHARD FUENTE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Fuente, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Karen Smith
c/o Ybor Management LLC
1310 N. 22nd Street
Tampa, Florida 33605-5317

Attorneys for Personal Representative:
Patrick J. Duffey | FBN: 94006
E-mail : patrick.duffey@hklaw.com
Katharine G. Griffiths | FBN: 1020028
Email: katharine.griffiths@hklaw.com
Holland & Knight LLP
100 N. Tampa Street, Suite 4100
Tampa, Florida 33602
Telephone: (813) 227-8500
Fax: (813) 229-0134
Sec. E-Mail: elizabeth.tomlin@hklaw.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 25-CP-001361
Division B

IN RE: ESTATE OF
LYNN ROGER HANDY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lynn Roger Handy, deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33610. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
/s/ Anna Handy
Anna Handy
1206 Tyler Avenue
Radford, Virginia 24141

Attorney for Personal Representative:
/s/ Leighton J. Hyde
Leighton J. Hyde, Esq.
Florida Bar No. 106018
Email Addresses:
lhyde@hydelawoffice.com
leightonjhyde@gmail.com
The Law Office of Leighton J. Hyde, P.A.
14016 Spector Road
Lithia, Florida 33547
Telephone: (813) 870-9555

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 13-DP-688
DIVISION: D

IN THE INTEREST OF:
O.C DOB: 11/20/2007,
Z.C-G DOB: 5/5/2009,
N.C-G DOB: 9/18/2010,
S.C-G DOB: 1/18/2013
MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: MARY ELIZABETH VIRGINIA COX
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: O.C. born on 11/20/2007; Z.C-G, born 5/5/2009; N.C-G, born 9/18/2010; S.C-G born 1/18/2013. You are hereby **commanded** to appear on **September 10, 2025, at 9:30AM** before the **Honorable Lisa D. Campbell** at the Hillsborough Courthouse, Edgecomb Courthouse, **Courtroom 310**, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the children with an adoption entity, as defined in Section 63.032(3), Florida Statutes.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordination, 800 E. Twiggs Street, Tampa, FL 33602; Phone: 813-272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Witness my hand as Clerk of said Court and the Seal thereof, this 24th day of July, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

8/1-8/22/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA
CASE NO.: 25-CA-003634

JAKUB LYLE GIBSON
a/k/a JAKE LYLE GIBSON,
Plaintiff,

v.

TAYLOR, BEAN AND WHITAKER MORTGAGE CORP, ESTATE OF FRANCESCA J. HARVEY and UNKNOWN HEIRS OF FRANCESCA J. HARVEY,
Defendants.

NOTICE OF ACTION

TO: ESTATE OF FRANCESCA J. HARVEY
3219 W. Hawthorne Rd, Tampa, FL 33611

UNKNOWN HEIRS OF FRANCESCA J. HARVEY
3219 W. Hawthorne Rd, Tampa, FL 33611

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

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

LOT 51, LESS THE EAST 15.75 FEE THEREOF, FOREST HILLS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 30, PUBLIC RECORDS OF HILLSBOROUGH 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 419 N Pierce St, Tampa, FL 33602 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 25th day of July, 2025.

Clerk of the Circuit Court

By: s/ Mustafa Divan
As Deputy Clerk

8/1-8/22/25LG 4T

Notice of Public Auction

Notice of public auction for monies due on storage units. The auction will be held on August 20, 2025, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

9505 N Florida Ave. Tampa, FL 33612

Johnny Harris	1036	$825.00
Pamela Morehead	1014	$474.40
Devon Scoggins	B056	$317.94
Cerida Charon	B438	$478.09
Christopher Santiago	B262	$499.01
Sherla Paulsen	B502	$323.50
Connie Knight	B169	$700.85
Valerie Clark	B004	$499.44
Antawn Dwayne Willis	B564	$482.48
Cerida Charon	B576	$441.90
Alexander Fenutes	B605	$499.01
Cerida Charon	B436	$478.09
Suhail Cortes Quinones	B612	$463.48
Keith Taylor	B385	$359.34
Sherla Paulsen	B348	$511.80
Sequoyah Dudley	1028	$452.50
Shantica Holder	B313	$635.23
Dianna Jones	B043	$285.86
Krystal Clarke	B022	$980.30
Mary Buttenschon	B367	$445.25
Maketha Lewis	B296	$700.90

10415 N Florida Ave. Tampa, FL 33612

William Mendez	1005	$400.74
Carlos Atiles	1370	$816.37
Veronica Martin	1296	$464.70
Jalen Clark	M25	$245.50
William Mendez	1301	$447.70
William Mendez	1163	$411.10
Traveil Floyd	1324	$310.80
Rakisha Glinton	212	$292.44
Richard Mikulaj	1169	$752.70
Ester Exiline	1384	$312.09
Corinne Bolesta	1126	$174.10
Demetria Bell	411	$406.71
Takeya Parish	248	$696.67
Jasmin Williams	M20	$563.15
Jasmin Williams	320	$547.66
David White	119	$504.74
Krystal Perez	145	$652.41
Arti Velez	1203	$431.80
Arti Velez	1252	$431.80

2309 Angel Oliva Senior St. Tampa, FL 33605

Rykeisha Jones	130	$493.90
Jordon Johnson	2101W	$601.90
Scott Walters	3030E	$476.89
Sean Cooley	1161	$297.24
Justin Scott	126	$387.60
Kenneth Balkman	113	$540.00
Cournelius McDonald	3026E	$521.51

3826 W Marcum St. Tampa, FL 33616

Taylor Cheshire	006	$572.45
Phliance Parker	130	$211.84

3939 W Gandy Blvd. Tampa, FL 33611

Eugene Fanfan	2021	$495.10
Hatem Eid	1247	$644.00
Hatem Eid	1244	$758.80
Darryck Howie	1609	$354.30
Kenneth Porter	1826	$428.66
Antonio Alls	2502	$205.77
Catherine Bennett	5147	$638.80
Levi Perry	1394	$354.30
Rashid McPherson	4002	$230.50
Tazine Jaffer	2031-33	$239.10
Michelle Texeira	1686	$898.00

4406 W Hillsborough Ave. Tampa, FL 33614

Christopher Carlson	1706	$473.20
Brain Leon	2100	$276.54
Darwin Garcia	1005	$460.04
Rudy Augustin	4082	$436.45
Daniel Cotten	1302	$523.37
Lisa Field	4253	$317.94
Elizabeth Gomez	4114	$541.53
Joseph Berrian	4212	$333.84
Jose Baez	1407	$400.71
Amanda Richardson	4021	$416.31
Mariah Pemberton	1205	$385.71
Amanda Richardson	4060	$462.84
Darlene Clark	4125	$221.79
Sarah Taylor	4306	$504.58

5404 W Waters Ave. Tampa, FL 33634

Julio Tagliafico Gonzalez	1118	$422.41
Jose Hurtado	1373	$467.21
Virginia Gates-Fowler	1375	$926.98
Julio Tagliafico Gonzalez	1129	$366.90
Eleuterio Marcia Diaz	2022	$328.30
Adriana Davis	1173	$482.20
Victor Sanchez Solis	1047	$427.50
Miguel Castillo Ortiz	1163	$384.90

6111 Gunn Hwy. Tampa, FL 33625

Bernadette Graham	2444	$329.50
Lazarus Sims	3534-35	$489.20
Tonimarie Nichols	2102	$406.51
Suzan Miller	2118-20	$638.50
Jumacey Wright	1336	$327.00
Justin Barber	3444-54	$657.65
Lejari Oliver	1425	$253.04
Rowlan Ruiz	3238	$214.44
Ivan Morel	1052	$574.34
Toleah Spears	3252	$214.44
Suleydi de Armas	3464-66	$657.65
Kendra Jenkins	2256	$214.44
Emanuelle Betancourt Vega	3451	$281.01

11401 W Hillsborough Ave. Tampa, FL 33635

Candace Higar	1451	$514.34
Candace Higar	1456	$590.51
Joshua Butler	1310	$270.74
Mickey Vargas Lugo	1421	$420.74
Yessica Torres	2116	$483.54
Eileen Marks	2115	$484.74
Nahed Ebotaha	1316	$324.22

3182 Curlew Rd. Oldsmar, FL 34677

Michael Mullin	C298	$877.64
Meghan Henschen	C119	$430.10
Lexie McGeough	C303	$480.00
Brian Eakes	C153	$965.35
Stevven Timm	B125	$852.35
John Carey	C125	$2,403.80
Elizabeth Gomez	C025	$1,253.45

14123 State Rd 54. Odessa, FL 33556

Rachel Anne Diaz	0131-33	$954.75

8/1-8/8/25LG 2T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: **0511320000**
Certificate No.: **2023 / 4886**
File No.: **2025-603**
Year of Issuance: **2023**

Description of Property:
GARDEN CITY REVISED MAP OF LOTS 3 TO 12 INCL AND ACCRETED LANDS ABUTTING SAID LOTS ON W BLOCK 7 LESS THAT PT DESC AS BEG AT IN-TERS OF N BDRY OF LOT 3 WITH W R/W OF SR 45 RUN S 492 FT TO A PT 8 FT N OF S BDRY OF LOT 12 THN W 175 FT THN N 492 FT TO A PT ON WLY EXT OF N BDRY OF LOT 3 THN E 175 FT TO POB
PLAT BK / PG: 1 / 117
SEC - TWP - RGE: 26 - 30 - 19
Subject To All Outstanding Taxes

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

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/15/2025

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

By Adrian Salas, Deputy Clerk

8/1-8/22/25LG 4T

(Continued on next page)

HILLSBOROUGH COUNTY

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **1495370000**
Certificate No.: **2023 / 12977**
File No.: **2025-604**
Year of Issuance: **2023**

Description of Property:
RIVERBEND MANOR LOTS 16 AND 17 BLOCK W
PLAT BK / PG: 17 / 1
SEC - TWP - RGE: 31 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
AUSTIN PECK TRUSTEE
AUSTIN PECK AS TRUSTEE OF THE KANT TRUST DATED MAY 28, 2021

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/15/2025

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

By Adrian Salas, Deputy Clerk

8/1-8/22/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **1565070000**
Certificate No.: **2023 / 13637**
File No.: **2025-605**
Year of Issuance: **2023**

Description of Property:
GROVE HILL HEIGHTS LOTS 7 AND 8 BLOCK 1
PLAT BK / PG: 8 / 43
SEC - TWP - RGE: 05 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
ELMER D GEATHERS
ELMER D GEATHERS a/k/a E. DEAN GEATHERS

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/15/2025

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

By Adrian Salas, Deputy Clerk

8/1-8/22/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **1593190000**
Certificate No.: **2023 / 13893**
File No.: **2025-625**
Year of Issuance: **2023**

Description of Property:
FLORENCE VILLA LOT 56
PLAT BK / PG: 14 / 1
SEC - TWP - RGE: 10 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
DISTRESSED SOLUTIONS LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/15/2025

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

By Adrian Salas, Deputy Clerk

8/1-8/22/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **1618220000**
Certificate No.: **2023 / 14058**
File No.: **2025-626**
Year of Issuance: **2023**

Description of Property:
VINE PARK LOT 8 BLOCK 3
PLAT BK / PG: 7 / 27
SEC - TWP - RGE: 25 - 28 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
PROPERTY SCHOLARS INVESTMENT GROUP LLC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (9/11/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/15/2025

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

By Adrian Salas, Deputy Clerk

8/1-8/22/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-001331

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R4
Plaintiff,

vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOHNNIE E. LOSH, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, et al,
Defendants/

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOHNNIE E. LOSH, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit:

THE EAST 140 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4 LESS SOUTH 15 THEREOF AND THE EAST 125 FEET OF THE WEST 525 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 LESS THE SOUTH 15 FEET THEREOF AND THE EAST 125 OF THE WEST 400 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 LESS THE SOUTH 15 FEET THEREOF, ALL LYING IN SECTION 12, TOWNSHIP 30 SOUTH, RANGE 22 EAST, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THAT MOBILE HOME VIN UNKNOWN.

more commonly known as 8812 Pritcher Rd, Lithia, FL 33547.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 8/25/2025, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

"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, Hillsborough County, 800 E. Twiggs Street Floor 5, Tampa, Florida 33602, County Phone: (813) 276-8100 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 18th day of July, 2025.

Victor D. Crist, Clerk of Court
Hillsborough County, Florida
800 E Twiggs St #101, Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk

24-F000643/JC

8/1-8/8/25LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
CASE NO. 06-CA-5860
DIVISION J

SUMMERFIELD MASTER COMMUNITY ASSOCIATION, INC.,
Plaintiff,

v.

ALONDA VAUGHAN
Defendant(s).

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 following property situated in Hillsborough County, Florida, described as follows:

Lot 30, Block C, SUMMERFIELD VILLAGE 1, TRACT 28, PHASE 3 AND 4, according to the plat thereof as recorded in Plat Book 85, Page 84 of the Public Records of Hillsborough County, Florida.

More commonly known as: **12638 Longcrest Drive; Riverview, FL 33579**

Will be sold at public sale by Victor D. Crist, as Clerk of the Court, to the highest and best bidder, for cash, on the 28th day of August, 2025, day not less than 20 days after the date of the Judgment, at 10:00 A.M. The judicial sale will be conducted electronically online at the following website: http://www.hillsborough.realforeclose.com.

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

Date: July 25, 2025

This Instrument Prepared by:
Alexander Duarte
Attorney at Law
6221 Land o' Lakes Blvd.
Land o' Lakes, Florida 34638
(813) 933-7049

8/1-8/8/25LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-001434

BRANDON BROOK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

TIMOTHY MICHAEL WOOLLEY and CASSANDRA A. WOOLLEY, husband and wife and LINDA CHICHESTER, an unmarried woman and DOUGLAS V. CHICHESTER, an unmarried man, MEB LOAN TRUST VIII, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25 -CC-001434, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BRANDON BROOK HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and TIMOTHY MICHAEL WOOLLEY and CASSANDRA A. WOOLLEY, husband and wife and LINDA CHICHESTER, an unmarried woman and DOUGLAS V. CHICHESTER, an unmarried man, UNITED STATES DEPARTMENTOF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **September 12, 2025**, in an online sale at www.hillsborough.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

LOT 59, BLOCK C, BRANDON BROOK - PHASE II, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 67, PAGE 3, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 1907 Dartford Court, Valrico, FL 33594-3022

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

Dated July 23,2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com

TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-016068

BAYFIRST NATIONAL BANK
fka FIRST HOME BANK,
Plaintiff,

v.

DAVID CARMENA, et al.
Defendants.

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Uniform Ex Parte Order Rescheduling Foreclosure Sale dated July 22, 2025 and entered in Case No. 23-CA-016068 of the Circuit Court of the Thirteenth Judicial Circuity in and for Hillsborough County, Florida wherein Bayfirst National Bank fka First Home Bank is Plaintiff and David Carmena and City of Tampa are Defendants. The Clerk of Court will sell to the highest bidder for case on September 22, 2025 in an online sale at www.hillsborough.realforeclose.com beginning at 10:00 a.m., the following property as set forth in said Final Judgment to wit:

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ: LOT 11, BLOCK 1, BELVEDERE PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PARCEL ID NUMBER : 186474-0000

Parcel ID/Sidwell Number: 186474-0000

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

Dated July 23, 2025

Allison D. Thompson
Allison D. Thompson, ESQUIRE
Florida Bar No.: 0036981
MECHANIK NUCCIO
HEARNE & WESTER, P.A.
305 S. Boulevard
Tampa, Florida 33606
Telephone: (813) 276-1920
Facsimile (813) 276-1560
Email: adt@mechaniknuccio.com
Attorneys for Plaintiff

8/1-8/8/25 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case No. 22-CC-070307

BAY HILLS VILLAGE CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for profit corporation,
Plaintiff,

v.

KENNETH W. SHERMAN, GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL, and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to the Order Rescheduling Foreclosure Sale and for Attorney Fees and Directing Clerk to Disburse Forfeited Third Party Bidder Deposit dated July 23, 2025, entered in Case No. 22-CC-070307, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein **BAY HILLS VILLAGE CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for profit Corporation is Plaintiff, and **KENNETH W. SHERMAN and GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL** are Defendants, the Clerk of the Court, Victor Crist, will sell to the highest bidder for cash on **September 12, 2025**, in an online sale at www.hillsborough.realforeclose.com beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Site No. 33, in Block 1, BAY HILLS VILLAGE, A CONDOMINIUM, and an appurtenant undivided interest in the common elements thereof, according to the Declaration of Condominium recorded in Official Records Book 4525, Page 342, Public Records of Hillsborough County, Florida, as amended by that certain Amendment to Declaration of Condominium for Bay Hills Village, a Condominium recorded in Official Records Book 4611 page 1224, Public Records of Hillsborough County, Florida, and according to the plat thereof recorded in Condominium Plat Book 7, pages 63-2, Public Records of Hillsborough County, Florida, as amended by that certain plat Page 4 Book 8 Public Records of Hillsborough County, Florida.

Together with that Mobile Home known as 881 ST Mtg Palm Harbor

Property Address: 10602 Bay Hills Circle, Thonotosassa, FL 33592.

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.

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 July 25, 2025.

/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

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 24-CA-004419

ST. ANTHONY'S TRUST DATED JUNE 29, 2020, with an 85.7% undivided interest and SUNCOAST EQUITY PARTNERS LLC, a Florida limited liability company, with a 14.3% undivided interest,
Plaintiff,

v.

COLDING LLC., a Florida limited liability company, RUBY THOMAS, individually, and CITY OF TAMPA, a municipality of the State of Florida,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the "Final Judgment of Foreclosure," entered in Case No. 24-CA-004419 on July 28, 2025, in the Thirteenth Judicial Circuit Court, in and for Hillsborough County, Florida, wherein COLDING LLC, a Florida limited liability company (the "Borrower" or "Defendant"), will sell to the highest and best bidder for cash, the real property situated in Hillsborough County, Florida, described below to the highest bidder, for cash, www.hillsborough.realforeclose.com at 10:00 A.M. on the 15th day of September 2025, the following:

North 17 ½ feet of Lot 13, Block 37, and S ½ of vacated alley abutting thereof, J.E. MITCHEL'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 1, Page 10, Public Records of Hillsborough County, Florida.

Address: 1508 North 15th Street, Tampa, FL 33605

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

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

Dated this 28th day of July, 2025.

/s/ Catherine Paige Andringa

FRANK A. LAFALCE, ESQUIRE
Florida Bar No. 0980609
flafalce@anthonyandpartners.com

C. PAIGE ANDRINGA, ESQ.
Florida Bar No. 1028374
cpandringa@anthonyandpartners.com

Anthony & Partners, LLC
100 S. Ashley Drive, Suite 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113

Attorneys for Lender

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 21-CA-008743

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST
Plaintiff,

vs.

JESSICA HINSON, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated July 18, 2025 and entered in Case No. 21-CA-008743 of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and BANKRATE INC., BLOOMINGDALE - BL HOMEOWNERS ASSOCIATION INC., JESSICA A. HINSON and TERRY M. HINSON, the Defendants. Victor Crist, Clerk of the Circuit Court in and for Hillsborough County, Florida will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on **September 8, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 21, BLOCK 1, BLOOMINGDALE SECTION BL-28, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK PAGE 85, PAGE 35, OF THE PUBLIC RECORDS OF HILLSBOROUGH 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 fall to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, County Center, 13th Floor, 601 E. Kennedy Blvd., Tampa, FL 33602, Telephone (813) 276-8100, via Florida Relay Service.

DATED at Hillsborough County, Florida, this 28th day of July, 2025.

(Continued on next page)

HILLSBOROUGH COUNTY

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

28505/TL

8/1-8/8/25LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Case No. 25-CC-005036

BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

RUBY JOYCE MORRIS and WAYNE MCARTHUR MORRIS, a married man and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-005036, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and RUBY JOYCE MORRIS and WAYNE MCARTHUR MORRIS are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **September 5, 2025**, in an online sale at www.hillsborough.realforeclose.com, beginning at **10:00 a.m.**, the following property as set forth in said Final Judgment, to wit:

Lot 72, Block A, Boyette Creek Phase 1, as per the map or plat thereof, as recorded in Plat Book 94, Page 31, of the Public Records of Hillsborough County, Florida.

Property Address: 10417 Frog Pond Drive, Riverview, FL 33569-2715

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

Dated July 28,2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com

TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE #25-CP-002478

IN RE: THE ESTATE OF
RYAN PATRICK BAUMGARTNER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ryan Patrick Baumgartner deceased, whose date of death was April 6, 2025 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 East Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is August 1, 2025.

Personal Representative:
Mark Baumgartner
4626 Landscape Dr
Tampa FL 33624

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

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001441
Division: B

IN RE: ESTATE OF
FREDERICK THOMAS VONDERHEID
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Frederick Thomas Vonderheid, whose date of death was March 17, 2025 and whose social security number is XXX-XX-0867, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Friday, August 8, 2025.

Personal Representative:
/s/ Justin Thomas Vonderheid
8546 Richmond Street
Gibsonton, Florida 33534

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

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-001085

IN RE: ESTATE OF
SEYMOUR LICHTENTHAL,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Seymour Lichtenthal, deceased, whose date of death was October 31, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Paula Lichtenthal
298 Locust Drive
Rocky Point, NY 11778

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No. 1058457
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY STATE OF FLORIDA
PROBATE DIVISION B
Case No. 25-CP-001978

IN RE ESTATE OF:
LEON THOMAS LEATHERS
Deceased

NOTICE TO CREDITORS

The administration of the estate of LEON THOMAS LEATHERS, deceased, whose date of death was May 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 1, 2025.

Signed on July 23, 2025.

Personal Representative:
/s/ Claudette Czerwonky

Attorney for Personal Representative:
/s/ Randall O. Reder
Florida Bar No. 264210
ACE Charitable Legal Services, Inc.
108 E York Street, #302
Savannah, GA 31401
Telephone: 813-453-5896
Email: reder@redersdigest.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001843

IN RE: ESTATE OF
MONA SUE ALLEN
a/k/a MONA S. ALLEN
Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: Carol Horton, Sister of Mona Sue Allen a/k/a Mona S. Allen

Randy Allen, Nephew of Mona Sue Allen a/k/a Mona S. Allen

Dwana Creamens, Niece of Mona Sue Allen a/k/a Mona S. Allen

Regina Cardwell, Niece of Mona Sue Allen a/k/a Mona S. Allen

Barbara Fallenbaum, Niece of Mona Sue Allen a/k/a Mona S. Allen

YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before 9/1/2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.

Signed on this 23rd day of July, 2025

Tiffany Moore Russell
As Clerk of the Court

By: /s/ Ryan Marsh
As Deputy Clerk

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

7/25-8/15/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
JUVENILE DIVISION
CASE NO. 23-DP-426
DIVISION: D

IN THE INTEREST OF:
A.I. DOB: 8/24/2018
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Kaitlyn Ignowski
DOB: 06/21/1989
Address: Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.I. born on 8/24/2018. You are hereby **commanded** to appear on **September 9th, 2025, at 10:30 AM** before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 310, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, on this 23rd day of July, 2025.

Victor Crist, Clerk of Court
Hillsborough County, Florida

By: s/Pamela Hendry
As Deputy Clerk

7/25-8/15/25LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY
To: DAVERON S. STEWART
Case No.: CD202504893/D 3414139

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 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.

7/25-8/15/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY DIVISION
CASE NO.: 25-DR-005978
DIVISION: E

IN RE: THE MARRIAGE OF
ESTEBAN E. GONZALEZ JR.,
Petitioner/Husband,
and
LIZZEETT HERNANDEZ CARRILLO,
Respondent/Wife,
J&A ELECTRIC SERVICES, LLC,
Third Party Respondent/Marital Business,
GRANADOS (GLAD) CONSTRUCTION, LLC,
Third Party Respondent/Second Marital Business.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

COMES NOW, Petitioner/Husband, ESTEBAN E. GONZALEZ JR., by and through the undersigned counsel, and files this Notice of Action for Dissolution of Marriage with Minor Children (hereinafter "Notice"), and in support thereof, states as follows:

TO: Third Party RespondentiMarital Business, J&A ELECTRIC SERVICES, LLC, whose last known address is 14105 Mossy Glen Ln, Apt. 202, Tampa, Florida 33613.

YOU ARE HEREBY 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 J. Robert Angstadt, Esquire, Cara L. Powell, Esquire, Victoria Fraley, Esquire, Tyla S. Jones, Esquire, and the law firm of Tampa Divorce, Attorneys for Petitioner/Husband, ESTEBAN E. GONZALEZ JR., whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Tuesday, August 11, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. **If you fail to do so, a default may be entered against you for the relief demanded in Husband's Petition for Dissolution of Marriage and Other Relief filed on May 5, 2025.**

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, located at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. You may review these documents upon request.

You must keep the Clerk of 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 12.9 15). Future papers in this lawsuit will be mailed or e-mailed to the addressees) 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: 7/9/25

By: /s/ Victor D. Crist
Clerk of the Circuit Court

Jennifer Taylor
Deputy Clerk

7/18-8/8/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY DIVISION
CASE NO.: 25-DR-005978
DIVISION: E

IN RE: THE MARRIAGE OF
ESTEBAN E. GONZALEZ JR.,
Petitioner/Husband,
and
LIZZEETT HERNANDEZ CARRILLO,
Respondent/Wife,
J&A ELECTRIC SERVICES, LLC,
Third Party Respondent/Marital Business,
GRANADOS (GLAD) CONSTRUCTION, LLC,
Third Party Respondent/Second Marital Business.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

COMES NOW, Petitioner/Husband, ESTEBAN E. GONZALEZ JR., by and through the undersigned counsel, and files this Notice of Action for Dissolution of Marriage with Minor Children (hereinafter "Notice"), and in support thereof, states as follows:

TO: Third Party Respondent/Second Marital Business, GRANADOS (GLAD) CONSTRUCTION, LLC, whose last known address is 1613 E Idell Street, Tampa, Florida 33604.

YOU ARE HEREBY 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 J. Robert Angstadt, Esquire, Cara L. Powell, Esquire, Victoria Fraley, Esquire, Tyla S. Jones, Esquire, and the law firm of Tampa Divorce, Attorneys for Petitioner/Husband, ESTEBAN E. GONZALEZ JR., whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Tuesday, August 11, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. **If you fail to do so, a default may be entered against you for the relief demanded in Husband's Petition for Dissolution of Marriage and Other Relief filed on May 5, 2025.**

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, located at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. You may review these documents upon request.

You must keep the Clerk of 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 12.9 15). Future papers in this lawsuit will be mailed or e-mailed to the addressees) 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: 7/9/25

By: /s/ Victor D. Crist
Clerk of the Circuit Court

Jennifer Taylor
Deputy Clerk

7/18-8/8/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY DIVISION
CASE NO.: 25-DR-005978
DIVISION: E

IN RE: THE MARRIAGE OF
ESTEBAN E. GONZALEZ JR.,
Petitioner/Husband,
and
LIZZEETT HERNANDEZ CARRILLO,
Respondent/Wife,
J&A ELECTRIC SERVICES, LLC,
Third Party Respondent/Marital Business,
GRANADOS (GLAD) CONSTRUCTION, LLC,
Third Party Respondent/Second Marital Business.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

COMES NOW, Petitioner/Husband, ESTEBAN E. GONZALEZ JR., by and through the undersigned counsel, and files this Notice of Action for Dissolution of Marriage with Minor Children (hereinafter "Notice"), and in support thereof, states as follows:

TO: Respondent/Wife, LIZZEETT HERNANDEZ CARRILLO, whose last known address is 14105 Mossy Glen Ln, Apt. 202, Tampa, Florida 33613.

YOU ARE HEREBY 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 J. Robert Angstadt, Esquire, Cara L. Powell, Esquire, Victoria Fraley, Esquire, Tyla S. Jones, Esquire, and the law firm of Tampa Divorce, Attorneys for Petitioner/Husband, ESTEBAN E. GONZALEZ JR., whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Tuesday, August 11, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. **If you fail to do so, a default may be entered against you for the relief demanded in Husband's Petition for Dissolution of Marriage and Other Relief filed on May 5, 2025.**

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, located at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. You may review these documents upon request.

You must keep the Clerk of 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 12.9 15). Future papers in this lawsuit will be mailed or e-mailed to the addressees) 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: 7/9/25

By: /s/ Victor D. Crist
Clerk of the Circuit Court

Jennifer Taylor
Deputy Clerk

7/18-8/8/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No. 24-CA-006421

JOSEPH D. ZALESKI,
Plaintiff,

v.

JEFFREY W. ZALESKI,
JAMES S. ZALESKI,
Defendants.

NOTICE OF ACTION

TO: JEFFREY W. ZALESKI

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

Legal Description: Lot 29, Block 2, Apollo Beach unit 1 part 1, according to the map or plat thereof recorded in Plat

(Continued on next page)

HILLSBOROUGH COUNTY

Book 34, Page 40 of the Public Records of HILLSBOROUGH County, Florida.

Commonly known as: 6020 Golf and Sea Blvd., Apollo Beach, Florida 33572

Parcel ID No: U-21-31-19-1TM-000002-00029.0

JEFFREY W. ZALESKI has been identified as having a potential interest in the outcome of the proceedings. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, ZOECKLEIN LAW, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310 by 8/19/25 or within 30 days of the first publication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property. The Clerk of Court address is 800 E. Twiggs St., Room 101, Tampa, FL 33602.

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

DATED at Hillsborough County, Florida on 7/14/2025.

Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs St, #101, Tampa, FL 33602

By: s/ Jennifer Taylor
Deputy Clerk

7/18-8/8/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 25-DR-6990
Division: B

MOHAMED ESSEGHIR,
Petitioner,

and

NESRINE WIAM HAKKAR,
Respondent.

NOTICE OF ACTION FOR AMENDED PETITION FOR THE DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

TO: NESRINE WIAM HAKKAR
Address: Unknown

YOU ARE NOTIFIED that an action for Amended Petition for Dissolution of Marriage with 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 Joshua A. Law, Esq., counsel for Petitioner, MOHAMED ESSEGHIR, whose address is 113 S. Boulevard, Tampa, FL 33606 on or before 8/21/2025 and file the original with the clerk of this Court located at 800 East Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

This notice will be published by La Gaceta.

Dated July 16, 2025

Ken Burke
Clerk of the Circuit Court and Comptroller
800 East Twiggs St., Tampa, FL 33602

By: s/ Mary Glover
Deputy Clerk

7/18-8/8/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 24-DP-177
DIVISION: S

IN THE INTEREST OF:
A.C. DOB: 01/24/2024
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: David Cancel Correa,
address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.C. born on 01/24/2024. You are hereby commanded to appear in-person on August 18, 2025, at 9:20 AM before the Honorable Leslie Shultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an **ADVISORY HEARING on Department's Petition for Termination of Parental Rights**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts 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 15th day of July, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

7/18-8/8/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
Case No.: 25-DR-007625
Div: EP

IN RE: The Marriage of:

JESSENIA AMARILYS SOTO,
Petitioner/Wife,

and

ANDERSON VARGAS LONDONO,
Respondent/Husband.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: ANDERSON VARGAS LONDONO
5537 Sheldon Road, Suite C
Tampa, Florida 33615

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 JESSENIA AMARILYS SOTO, 2230 Ridgemore Drive, Valrico, Florida 33594, on or before 8/14/2025, and file the original with the clerk of this Court at 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 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 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 addressees) 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 7/9/2025

By: Victor D. Crist
Clerk of the Circuit Court

By: /s/ Jennifer Taylor
Deputy Clerk

7/18-8/8/25LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To:
RAYMOND D. VANS EVERS, JR
Case No.: CD202505366/D 3425294

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 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.

7/18-8/8/25LG 4T

IN THE CIRCUIT/COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case Number: 25-DR-009270
Division DP

IN RE:

FERNANDO E MARTINEZ
Petitioner,

And

RIGOBERTO RUBIO SERVIN
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

To: Rigoberto Rubio Servin
7881 Allison Way
Arvada Co 80005

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 FERNANDO E MARTINEZ, whose address is 203 Hermitage Hill Way, Valrico FL 33594, on or before August 25, 2025 and file the original with the Clerk of this Court at 301 N. Michigan Ave., Room 1071, 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 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 addressees) 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 July 11, 2025

By: /s/ Victor D. Crist
Clerk of the Circuit Court

Kathi Simmons
Deputy Clerk

7/18-8/8/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002346
Division A

IN RE: ESTATE OF
JONI SABRI
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: ALI HASAN SABRI; KHALID HASAN SABRI; SARAH SABRI and any and all heirs of JONI SABRI, Deceased.

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 8/18/2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on 7/10/2025

First Publication on July 18,2025

Victor D. Crist
As Clerk of the Court

By: s/ Ryan Marsh
As Deputy Clerk

7/18-8/8/25LG 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CC-026655
DIVISION: I

RANDALL PICKETT,
Plaintiff,

v.

FREDREDA SCOTT,
Defendant.

NOTICE OF ACTION

TO: FREDREDA SCOTT

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of recovering past due rent. The property for which past due rent is owed is located in Hillsborough County and which is more fully described as:

Lot 36, Block 63, Clair-Mel City Section "A" Unit 3, according to the Plat thereof, recorded in Plat Book 45, Page 61, of the Public Records of Hillsborough County, Florida.

Also known as: 7029 Glenview Drive, Tampa, Florida 33619.

This action has been filed against you as a Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is: Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, Florida 33701, on or before August 14, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED this 9th day of July, 2025.

Victor D. Crist, Clerk of the Court
800 E Twiggs St, Room 101, Tampa FL

By: /s/ Jennifer Taylor
Deputy Clerk

Sheila M. Lake, Esq.
Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, Florida 33701

7/18-8/8/25LG 4T

MANATEE COUNTY

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

Notice is hereby given that the District's Final Agency Action is approval of the application for an Environmental Resource permit to serve residential home construction and associated infrastructure on 324 acres known as Oakfield Lakes West (fka Buckhead Trails). The project is located in Manatee County, Sections 01, 02, 11, & 12, Township 33 South, Range 18, East. The permit applicant is EPG Buckeye Road Holdings 2, LLC., whose address is 111 S. Armenia Ave, Ste 201, Tampa, Florida 33609 The permit No. is 896689 / 43030658.033. The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holiday's, 8:00 a.m. to 5:00 p.m. at the at 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

8/8/25LG 1T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412025CP001719CPAXMA

IN RE: ESTATE OF
TERRENCE DESHAWN HALL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of TERRENCE DESHAWN HALL, deceased, whose date of death was March 15, 2025; File Number 412025CP001719CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
JADEN CHRISTIAN HALL
1557 Squires Lane
Kernersville, NC 27284

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

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000493

IN RE: ESTATE OF
DEBRA ANN EDENFIELD,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Debra Ann Edenfield, deceased, whose date of death was July 25, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W, Brandon, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Darrell W. Edenfield
2238 Highway 441
Homer, GA 30547

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No.: 1058457
Brice Zoecklein, Esq.
Florida Bar No.: 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

8/8-8/15/25LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 920366 from Broadstone Manatee FL, LLC. Application received: 6/17/25. Proposed activity: industrial development. Project name: Woodworking Modification. Project size: 107 acres. Location: Section(s) 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 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

8/8/25LG 1T

IN THE TWELFTH CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001665CPAXMA

IN RE: ESTATE OF
DANIEL MARK O'DONNELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DANIEL MARK O'DONNELL, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
ELYSE O'DONNELL
6268 Tupelo Trail
Lakewood Ranch, Florida 34202

Attorney for Personal Representative:
Danicet M. Cura
Florida Bar Number: 137006
3105 W. Azeele Street
Tampa, Florida 33609
Telephone: (813) 333-2334
E-Mail: dani@curalawllc.com
Secondary E-Mail: curalaw@gmail.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP001191AX

IN RE: ESTATE OF
CHARLES RAYMOND GADDY A/K/A
CHARLES R. GADDY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHARLES RAYMOND GADDY, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE

(Continued on next page)

MANATEE COUNTY

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 August 1, 2025.

Personal Representative:
ELIZABETH RYAN BENGE
3771 Roy Farlow Road
Sophia, NC 27350

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

8/1-8/8/25LG 2T

ORANGE COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024-CA-002825-O

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A
Plaintiff,

vs.

ISSA MOHAMMED, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 10, 2025 and entered in Case No. 2024-CA-002825-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A is the Plaintiff and MOHAMMED ISSA A/K/A MOHAMMED S. ISSA; SAMAR ISSA A/K/A SAMAR NABIL ISSA; UNKNOWN SPOUSE OF MOHAMMED ISSA A/K/A MOHAMMED S. ISSA; UNKNOWN TENANT #1; CORNING FEDERAL CREDIT UNION; AND STONEYBROOK MASTER ASSOCIATION OF ORLANDO INC., the Defendants. Tiffany Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at www.orange.realforeclose.com, the Clerk's website for on-line auctions at 11:00 A.M. on **September 11, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 23, BLOCK 14, OF STONEYBROOK UNIT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE(S) 106-109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, you must file a claim with the Clerk of Court before or no later than the date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the Lis Pendens may claim the surplus.

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

DATED at Orange County, Florida, this 5th day of August, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: s/ Brittany L. Harvey

Brittany L. Harvey, Esq.
Florida Bar No. 124795

104337/TL

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002304-O
Division Probate

IN RE: ESTATE OF
Richard D. Waters
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard D. Waters, deceased, whose date of death was May 12th, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, 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 A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Johnathan Waters
Johnathan R. Waters
2374 Blue Sapphire Circle
Orlando, FL 328375

Attorneys for Personal Representative:
/s/ James J. Flick
James J. Flick, Esq.
Florida Bar No. 366803
Flick Law Group, PL
3700 Conway Rd., Suite 100
Orlando, FL 32812
Telephone: 407-273-1045
Email Addresses: jim@jflicklawyer.com
mbfigueroa@jflicklawyer.com

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002094-O

IN RE: ESTATE OF
ELIZABETH ANN SERRANO ROLDÁN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELIZABETH ANN SERRANO ROLDÁN, deceased, whose date of death was December 3, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave # 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.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Andres E Serrano
ANDRES EDWARD SERRANO

Attorney for Personal Representative:
/s/ Cheryl A. Ward
CHERYL A. WARD, ESQ.
LAW FIRM OF CHERYL A. WARD, PL
Florida Bar Number: 1003828
1370 Sarno Road, Suite G
Melbourne, FL 32935
Telephone: (321) 372-8177
E-Mail 1: cheryl@cawlawoffice.com
E-Mail 2: eservice@cawlawoffice.com

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002256-O

IN RE: ESTATE OF
JOSEPH CLIFFORD HICKEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joseph Clifford Hickey, deceased, whose date of death was June 12, 2025, 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.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Joseph Christopher Hickey
3423 Spotted Fawn Drive
Orlando, Florida 32817

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

8/8-8/15/25LG 2T

OSCEOLA COUNTY

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
Case No.: 2025 CC 000466 CL

Eagle Bay of Osceola County Homeowners Association, Inc.,
Plaintiff,

vs.

Andre Michael Corbin; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated August 4, 2025, and entered in Case Number: 2025 CC 000466 CL, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Eagle Bay of Osceola County Homeowners Association, Inc. is the Plaintiff, and Andre Michael Corbin and All Unknown Tenants/Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, at 11:00 o'clock A.M. on October 7, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 178, EAGLE BAY PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 8 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 2593 Hunley Loop, Kissimmee, FL 34743

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

Dated the 4th day of August, 2025

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association

By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
SANDRA DEE TARVER, et al.,
Defendants.
Case No: 2023-CA-003875
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated July 21, 2025, and entered in Case No. 2023-CA-003875 of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and SANDRA DEE TARVER; JAMES LEE HARBIN; HARMONY RESIDENTIAL OWNERS ASSOCIATION, INC., are Defendants, Kevin Soto, Esq., Osceola County Clerk of Courts, will sell to the highest and best bidder for cash at Osceola County Historical Courthouse, 3 Courthouse Square, Room 204 (2nd Floor), Kissimmee, Florida 34741 at 11:00 a.m. on September 23, 2025 the following described property set forth in said Final Judgment, to wit:
LOT 10, HARMONY NEIGHBORHOOD I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 110-119, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
Commonly known as: 3326 SAGEBRUSH ST, HARMONY, FL 34773
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 July 22, 2025
/s/ Joseph Dillon
Joseph Dillon, Esq.
Florida Bar No. 95039
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
jdillon@lenderlegal.com
EService@LenderLegal.com
11080-1017340

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CA 002557 MF
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
YLUSSION ANGELICA CANTO A/K/A YLUSSION A. CANTO AND NURYS ANDREY JIMENEZ A/K/A NURYS A. JIMENEZ, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Nurys Andrey Jimenez A/K/A Nurys A. Jimenez
Last Known Address: 2604 Gaspirilla Cir, Kissimmee, FL 34746
Current Residence: UNKNOWN
TO: Unknown spouse of Nurys Andrey Jimenez A/K/A Nurys A. Jimenez
Last Known Address: 2604 Gaspirilla Cir, Kissimmee, FL 34746
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 65, of Eagle Lake Phase 4B, according to the Plat thereof as recorded in Plat Book 23, Page(s) 73, of the Public Records of Osceola County, Florida
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before August 31, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
WITNESS my hand and the seal of this Court this 22nd day of July, 2025.
KELVIN SOTO
As Clerk of Court
By: /S/ Deputy Clerk
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1017478

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
Case No.: 2025 DR 1845

JEITEL J. CARRENO GARCIA,
Petitioner,

and

ALANIS BARRETO ESCUDERO,
Respondent

NOTICE OF ACTION FOR PUBLICATION

TO: ALANIS BARRETO ESCUDERO
2233 Bryan Street, Kissimmee, FL 34741

YOU ARE NOTIFIED that an action for Paternity, including claims for establishment of paternal rights, timesharing, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Krystal A. Nunez, Petitioner's attorney, whose address is P.O. Box 120112, Clermont, FL 34712, on or before **08/26/2025**, and file the original with the clerk of this court at Osceola County Courthouse, 2 Courthouse Square, Kissimmee, Florida 34741, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

DATED on 07/22/2025

Kelvin Soto, Esq., Clerk of the Circuit Court & County Comptroller

By: /s/ Katherine Carmack
Deputy Clerk

7/25-8/15/25LG 4T

NOTICE OF SUSPENSION
OSCEOLA COUNTY

To: ONEILL P. CHAMBERS
Case No.: CD202502385/D 3403621

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 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.

7/25-8/15/25LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT
OSCEOLA COUNTY

To:
SENTRY FORCE SECURITY, LLC
Case No.: CD202503660/B 3300142

An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 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.

7/18-8/8/25LG 4T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000511 PR

IN RE: ESTATE OF
STEVEN P. HAMILTON
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: LETICIA WILLIS, NEXT OF KIN AND ANY AND ALL HEIRS OF THE ESTATE OF STEVEN P. HAMILTON

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 August 22, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on July 9, 2025

First Publication on July 18, 2025

Kelvin Soto, Esquire
Clerk of the Court & County Comptroller

By: /s/ Beverly Mahadeo
As Deputy Clerk

7/18-8/8/25LG 4T

PASCO COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025-CA-1610

In Re:
RUTH DOWDLE
Plaintiff

vs.

THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES AND CREDITORS OF ELEANOR TIBBETTS, DECEASED; any and all UNKNOWN PARTIES claiming by, through, under and against the above named Defendant who are not known to be dead or alive, whether said UNKNOWN PARTIES may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES AND CREDITORS OF ELEANOR TIBBETTS, DECEASED; any and all UNKNOWN PARTIES claiming by, through, under and against the above named Defendant who are not known to be dead or alive, whether said UNKNOWN PARTIES may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants

Last Known Address: Unknown

Current Address: Unknown

YOU ARE NOTIFIED that an action for Quiet Title via Adverse Possession on the following property in Pasco County, Florida:

(Continued on next page)

PASCO COUNTY

PARCEL 10, HEATHER PARK, UNIT #1: The West 330.0 feet of the East 660.0 feet of the South 330.0 feet of the North 1320.0 feet of the East ½ of the SE ¼ of Section 25, Township 25 South, Range 21 East, SUBJECT TO an easement for ingress and egress over and across the East 15.0 feet thereof, Pasco County, Florida.

A/K/A 8429 Cindy Drive, Zephyrhills, Florida 33540

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 60 days after the first publication of the Notice of Action on Warren Law Firm, PLLC, Plaintiff's attorney, whose address is 38008 Live Oak Avenue, Suite 4, Dade City, FL 33523; otherwise, a default will be entered against you for the relief demanded in the Complaint. Due on or before September 8, 2025.

This notice shall be published once a week for four consecutive weeks in La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) 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 vision impaired, call 711.

DATED on 8/6/2025

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

By: /s/ Illegible
Deputy Clerk

Warren Law Firm, PLLC
38008 Live Oak Ave, Dade City, FL 33523

8/8-8/29/25 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

STORYBOOK HC

Owner: Arnao Anderson & Associates, LLC
18799 Henequen Ln
Spring Hill, FL 34610

8/8/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

GO WITH AC GUTTERS

Owner: Miguel Coca
3953 Langdrum Dr
Wesley Chapel, FL 33543

8/8/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

WOODLAND FARMS

Owner: Omega Field Enterprises, Inc
9318 Bahia Loop
Land O' Lakes, FL 34639

8/8/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001309

IN RE: ESTATE OF
GILBERT KEITH MACLEAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Gilbert Keith MacLean, deceased, whose date of death was January 5, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Nicholas J. Grimaudo
311 Park Place Blvd., Suite 300
Clearwater, Florida 33759

Attorney for Personal Representative:
Tyler Willis
Florida Bar Number: 1033425
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
311 Park Place Blvd., Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: twillis@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-000240-ES
Division: Probate

IN RE: ESTATE OF
JOHN J. CARBERRY, JR.,
Deceased.

NOTICE TO CREDITORS

The formal administration of the estate of JOHN J. CARBERRY, JR., deceased, whose date of death was January 12, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
DEIRDRE RAMOS
33704 Americana Ave
Dade City, FL 33525

Attorney for Personal Representative:
Paul James Monsanto
Florida Bar Number: 1025961
26852 Tanic Drive, Suite 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290
E-Mail: paul@pjmattorneys.com

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2024CA002983CAAXWS

EAMONN J. MOLLOY,
Plaintiff,
vs.
CHRISTIE M. MOLLOY F/K/A
CHRISTIE M. LEHMAN,
Defendant(s).

NOTICE OF ACTION

TO: CHRISTIE M. MOLLOY
f/k/a Christie M. Lehman
4735 Eastwood Lane, Holiday, FL 34690

YOU ARE HEREBY NOTIFIED of the institution of the action by Plaintiff, EAMONN J. MOLLOY, against you seeking to partition the following described property in Pasco County, Florida:

Lot 153, Eastwood Acres - Unit Five, according to the map or plat thereof as recorded in Plat Book 8, Page 138, Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ROLAND D. WALLER, ESQ., 5332 Main Street, New Port Richey, Florida 34652, on or before 09/08/2025 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

SIGNED AND THE SEAL OF THIS COURT IMPRESSED ON 07/31/2025

NIKKI ALVAREZ-SOWLES, ESQ.
CLERK OF THE CIRCUIT COURT

By: /s/ Kaylen McCutcheon
Deputy Clerk

8/8-8/29/25LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-000865

IN RE: The Estate of
MARTI IRELAND MCANDREWS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARTI IRELAND MCANDREWS, Deceased, whose date of death was on October 2, 2024, File Number 2025-CP-000865, is pending in the Clerk of the Circuit Court, Pasco County, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is August 8, 2025.

Personal Representative:
Shealyn Kelly
c/o Yates Law Firm, P.A.
320 W. Kennedy Boulevard, Suite 600
Tampa, Florida 33606

Attorney for Personal Representative:
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

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-000726

IN RE: ESTATE OF
HAZEL RECTOR
Deceased.

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS

The administration of the estate of HAZEL RECTOR, deceased, whose date of death was December 6, 2024, is pending in the Circuit Court for Pasco County Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 August 8, 2025.

Personal Representative:
Susan Justus, Petitioner
7033 Meadow Lake Ave.
Dallas TX 75214
susancarolinejustus@gmail.com

Attorney for Personal Representative:
By: /s/ Michelle Garcia Gilbert
Michelle Garcia Gilbert, Esq.
FBN #549452
Gilbert Garcia Group, P.A.
2313 W. Violet Street
Tampa, FL 33603
Phone: (813) 443-5087
Fax: (813) 443-5089
emailservice@gilbertgrouplaw.com

8/8-8/15/25 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022CA001770CAAXES
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
MICHAEL E. SHIVVERS, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 21st day of July, 2025, and entered in Case No. 2022CA001770CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MARJORIE ELIZABETH SHIVVERS; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY NKA DEBRA GRAINGER; UNKNOWN SPOUSE OF MICHAEL E. SHIVVERS; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL E. SHIVVERS are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 4th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PASCO, STATE OF FL, AND IS DESCRIBED AS FOLLOWS: TRACT 6, WILLIAMS ACRES, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 25 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 32`25" EAST, 660.00 FEET; THENCE NORTH 88 DEGREES 50`27" WEST, 330.00 FEET; THENCE NORTH 00 DEGREES 32`25" WEST, 660.00 FEET; THENCE SOUTH 89 DEGREES 50`27" EAST, 330.00 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 350.60 FEET AND LESS ROAD RIGHT-OF-WAY.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 25th day of July, 2025.
By: ____/s/Liana R. Hall_____
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1017659

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025-CP-644-WS

IN RE: ESTATE OF
JERRY WALKER DICK,
Deceased

NOTICE TO CREDITORS

The administration of the estate of JERRY WALKER DICK, deceased, whose date of death was February 19, 2025, is pending in the circuit court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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. 732.3311. The written demand must be filed with the clerk.

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 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 August 1, 2025.

Personal Representative:
Kimberly Renee Dick
775 Pine Street
Mooresville, NC 28115

Attorney for Personal Representative:
Matthew D. Ellrod, attorney at law
6642 Rowan Road
New Port Richey, FL 34653
(727) 843-0566
Fla. Bar No. 377937
email: mattellrod@verizon.net

8/1-8/8/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-006163

UNION PARK TOWNHOMES COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
HUSSAM A. JALAL AND ELHAM SALIM SALEH KHALIL,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 24, 2025 by the County Court of Pasco County, Florida, the property described as:

Lot 5, Block 7, UNION PARK PHASE 7B, according to the plat as recorded in Plat Book 82, Pages 138 through 143, inclusive, of the Public Records of Pasco County, Florida.

will be sold at public sale by the Pasco County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M., at www.pasco.realforeclose.com on September 17, 2025.

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

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

/s/ Katherine Martinez, Esq.
Florida Bar No.: 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, OF THE STATE OF FLORIDA
GENERAL CIVIL DIVISION
CASE NO.: 24-CA-001247

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

NOTICE OF SALE

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

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

PIN: 36-26-21-0020-00D00-0050

Site Address: 1516 Commercial Pl., Zephyrhills, FL 33540-3262

at public sale, to the highest and best bidder, for cash, by an electronic sale, bidding begins at 11:00 a.m. ET at https://www.pasco.realforeclose.com on August 20, 2025. Any persons claiming any interest in the surplus from the sale, if any, other than the property owner, as of the date of the Lis Pendens, must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated on July 16, 2025.

Perry G. Gruman, Esquire
Perry G. Gruman, P.A.
FBN: 396052
Attorney for Plaintiff
3400 W. Kennedy Blvd.
Tampa, FL 33609
813-870-1614
perry@grumanlaw.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000512-ES
Division: Probate

IN RE: ESTATE OF
JOSEPH BARBARA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOSEPH BARBARA, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

(Continued on next page)

PASCO 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 August 1, 2025.

Personal Representative:
JOHN J. BARBARA
2950 Barkshed Rd
Maryville, Tennessee 37803

Attorney for Personal Representative:
PAUL JAMES MONSANTO
Florida Bar Number: 1025961
26852 Tanic Drive, Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 997-5290
E-Mail: paul@pjmattorneys.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001088

IN RE: ESTATE OF
DANIEL JAMES THOMPSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DANIEL JAMES THOMPSON, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave, 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.

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
/s/ Tracy Bisnett
TRACY BISNETT
6930 York
Waterford, Michigan 48327

Attorney for Personal Representative:
/s/ Brian Arrighi
Brian Arrighi, Esq.
Attorney
Florida Bar Number: 0010268
NORTH TAMPA LAW GROUP, LLC
26852 Tanic Drive, Suite 102
Wesley Chapel, Florida 33544
Telephone: (813) 518-7411
Fax: (866) 207-2020
E-Mail: brian@northtampalawgroup.com
Secondary E-Mail:
service@northtampalawgroup.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-001442
Division Probate

IN RE: ESTATE OF
MARJORIE J. SCAGLIONE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marjorie J. Scaglione, deceased, whose date of death was January 23, 2018, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Andrea St. Martin
11603 Starwood Drive
Houston, Texas 77024

Attorney for Personal Representative:
Theodore J. Hamilton
Attorney
Florida Bar Number: 89263
Wetherington Hamilton, P.A.
812 W. Dr. Martin Luther King Jr. Blvd.
Suite 101
Tampa, Florida 33603
Telephone: (813) 225-1918
Fax: (813) 225-2531
E-Mail: tjhpleadings@whhlaw.com

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000653CPAXES

IN RE: ESTATE OF
ALETHIA BUTLER A/K/A
ALETHIA ALFREDA BUTLER
Deceased

NOTICE TO CREDITORS

The administration of the estate of Alethia Butler a/k/a Alethia Alfreda Butler, deceased, whose date of death was June 15, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representatives:
Ronald Keith Butler
819 Fairwaycove Lane, Unit 205
Bradenton, Florida 34212

Lori Lynne Franklin
3725 Olde Lanark Drive
Land O' Lakes, Florida 34638

Attorney for Personal Representatives:
/s/ Aaron W. Saoud
Aaron W. Saoud, Esq.
Attorney
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2021CP001589CPAXWS

IN RE: ESTATE OF
DOROTHY L. TATAR,
a/k/a DOROTHY TATAR,
a/k/a DOROTHY LOUISE TATAR
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DOROTHY L. TATAR, also known as DOROTHY TATAR, also known as DOROTHY LOUISE TATAR, deceased, whose date of death was January 28, 2020, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
/s/ Paul J. Tatar
PAUL J. TATAR
37 Bohenia Circle South
Clearwater, Florida 33767

Attorney for Personal Representative:
/s/ Malcolm R. Smith
MALCOLM R. SMITH, ESQUIRE
Email: trustor1985@gmail.com
Florida Bar No. 513202
SPN# 61494
MALCOLM R. SMITH, P.A.
P.O. Box 5489
Hudson, Florida 34674-5489
Telephone: (727) 819-2256

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2025-CP-001095

IN RE: ESTATE OF
THERESA BARBARA KENNA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of THERESA BARBARA KENNA, deceased, whose date of death was May 31, 2025; is pending in the Circuit Court for PASCO County, Florida, Probate Division; File Number 2025-CP-001095; the address of which 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 August 1, 2025.

Personal Representative:
KATHLEEN BELLAFIORE
17922 Waterville Place
Lakewood Ranch, FL 34202

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

8/1-8/8/25LG 2T

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

Cse No.: 2025-DR-921

IN THE MATTER OF THE ADOPTION OF
Minor Child

AMENDED NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION OF A MINOR CHILD

TO: MICHAEL BASTIAN
Last Known Address: 4920 S. Gachet Blvd., Lakeland, Florida 33813

YOU ARE NOTIFIED that a 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 it on Kristen Wegner and Kamil Janoska, whose address is 3303 Downan Point Drive, Land O Lakes, Florida 34638 on or before August 18, 2025, and file the original with the clerk of this Court at Pasco County Clerk of Court, 38053 Live Oak Avenue, Dade City, Florida 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**.

Physical Description of Respondent:
Age: 36
Race: Caucasian
Hair Color: Blonde
Eye Color: Blue
Approximate Height: 6'3"
Approximate Weight: Unknown

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.

Dated July 15, 2025

Clerk of the Circuit Court

By: s/ Kaylen McCutcheon
Deputy Clerk

7/18-8/8/25LG 4T

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

PASCO COUNTY

PASCO COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 25-DR-498-WS

ANDREW J. SEABOW JR.,
Petitioner,
and
NATHALIE TOUSSAINT,
Respondent.

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE WITHOUT MINOR CHILD(REN)

TO: NATHALIE TOUSSAINT
Address: Unknown

YOU ARE NOTIFIED that an action for a Verified Petition for Dissolution of Marriage with no Dependent or Minor Child(ren) or Property has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Joshua A. Law, Esq., counsel for Petitioner, Andrew J. Seabow Jr., whose address is 113 S. Boulevard, Tampa, FL 33606 on or before 8/18/25 and 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.**

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

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

This notice will be published by La Gaceta.

Dated 7/9/25

Clerk of the Circuit Court

By: s/ Melanie Gray
Deputy Clerk

7/18-8/8/25LG 4T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-005652-ES
Division 003

IN RE: ESTATE OF
SHANNON LEIGH DABNEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Shannon Leigh Dabney, deceased, whose date of death was April 27, 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 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.

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Gregory N. Crawford
Gregory N. Crawford
5035 8th Avenue North
St. Petersburg, Florida 33710

Attorney for Personal Representative:
/s/ Ann-Eliza M. Taylor
Ann-Eliza M. Taylor
Florida Bar Number: 70852
Older Lundy Koch & Martino
1000 W. Cass Street
Tampa, Florida 33606
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: ataylor@olderlundylaw.com
Secondary E-Mail:
dmorris@olderlundylaw.com

8/8-8/15/25LG 2T

NOTICE OF AIR PERMIT APPLICATION
Florida Department of Environmental Protection
Southwest District Office, Air & SW Permitting
Project No. 1030153-019-AO
Howco Environmental Services
Pinellas County, Florida

Applicant: The applicant for this project is Howco Environmental Services. The applicant's authorized representative and mailing address is: Tim Hagan, President, Howco Environmental Services, 3701 Central Avenue, St Petersburg, Florida 33711.

Facility Location: Howco Environmental Services operates the existing Howco Environmental Services facility, which is located in Name County at 843 43rd Street South in St Petersburg, Florida.

On July 7, 2025, the Department of Environmental Protection (Department) received an air permit application from Howco Environmental Services for the renewal of their Non-Title V Air Permit. The air permit application and associated documents can be accessed in electronic form at the following link: https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&[guid=75.357344.1]&[profile=Permitting_Authorization].

The application is under review by the Department to determine whether it is complete. For questions related to this air permit application, please contact permit processor Danny Stubbs, by telephone at (813) 470-5729 or by e-mail at Danny.Stubbs@FloridaDEP.gov.

8/8/25LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 25-006768-ES

IN RE: THE FORTIER LAND TRUST
A REVOCABLE LIVING TRUST
AGREEMENT, DATED APRIL 9, 2001

APRIL FORTIER
Plaintiff,
v.
UNKNOWN BENEFICIARIES OF THE FORTIER LAND TRUST, A REVOCABLE LIVING TRUST AGREEMENT, DATED APRIL 9, 2001,
Defendant.

NOTICE OF ACTION

STATE OF FLORIDA
TO: UNKNOWN BENEFICIARIES OF THE FORTIER LAND TRUST, A REVOCABLE LIVING TRUST AGREEMENT, DATED APRIL 9, 2001, whose names and addresses are unknown.

YOU ARE NOTIFIED that an action to appoint successor trustee, for instructions to successor trustee, to determine beneficiaries, and to make distribution as to the Fortier Land Trust, a Revocable Living Trust Agreement, Dated April 9, 2001, has been filed against you and that you are required to serve a copy of your written defenses, if any to it, with the Clerk of the above Court and to serve a copy on or before September 5th, 2025, on:

Paul M. Messina, Jr., Esq.
Messina Law Group, P.A.
2550 Permit Place
New Port Richey, FL 34655

and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired.

Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

The date of first publication of this Notice is August 8th, 2025.

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

WITNESS my hand and the seal of this Court on this day August 5th, 2025.

Ken Burke, CPA
Clerk of the Circuit Court & Comptroller

By: s/ Veronica Decker
As Deputy Clerk

Paul M. Messina, Jr., Esq.
Messina Law Group, P.A.
2550 Permit Place
New Port Richey, FL 34655
Telephone: 813-492-7798

8/8-8/29/25LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No: 25-003870-CI

NewRez LLC dba Shellpoint Mortgage Servicing,
Plaintiff,
vs.
Aaron F. Arnold; et al.,
Defendants.

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or Other Claimants Claiming By, Through, Under or Against Sharry L. Arnold a/k/a Sharry Lynn Powell, Deceased
2333 Feathersound Dr #509
Clearwater, FL 33762

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

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

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

CONDOMINIUM PARCEL: UNIT NO. 509, BUILDING NO. C, OF CRYSTAL

(Continued on next page)

BAY, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 115, PAGE(S) 1 THROUGH 40, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 8683, PAGE 642 ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA..

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Vamvas, Esq., Lender Legal PLLC, 1800 Pembrook 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 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. Within two (2) working days or your receipt of this (describe notice/order) 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.

WITNESS my hand and seal of the said Court on the 1st day of August, 2025.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: s/ Thomas Smith
Deputy Clerk

Lender Legal PLLC

8/8-8/15/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

LIBERTY HOUSE CAFE

Owner: Shannon Wetzel
13316 66th Street N
Largo, FL 33771

8/8/25LG 1T

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

Case No.: 25-001096-CI

LEGEND LENDING CORPORATION, a Texas corporation,

Plaintiff,

v.

KAITLYN BRIANA RICHARDSON f/k/a KAITLYN BRIANA JOHNSON-BURKE, an individual; TIMOTHY DAVID BURKE, an individual; DYLAN SHANK RICHARDSON, an individual; PINELLAS COUNTY, FLORIDA, a political subdivision of the State of Florida; LVNV FUNDING LLC, a Delaware limited liability company; CAVALRY SPV I, LLC, a Delaware limited liability company, as assignee of Citibank, N.A.; UNKNOWN TENANT IN POSSESSION #1; and UNKNOWN TENANT IN POSSESSION #2,

Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that on September 10, 2025, at 10:00 a.m. at pinellas.realforeclose.com, the Clerk of this Court will offer for sale to the highest bidder for cash in accordance with Section 45.031, Fla. Stat., the following described real property:

UNIT NO. 4-0048, OF TUSCANY AT INNISBROOK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN THE OFFICIAL RECORDS BOOK 13844, PAGES 1800 THROUGH 1904, ET SEQ., AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 133, PAGES 85 THROUGH 107, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE SHARE IN THE COMMON ELEMENTS.

Commonly known as: 2272 Chianti Place, #4-0048, Palm Harbor, Florida 34683.

Together with: all of the rights and benefits of the Mortgagor under any present or future leases and agreements relating to the Property, including, without limitation, rents, issues and profits, or the use or occupancy thereof, together with any extensions and renewals thereof, specifically excluding all duties or obligations of the Mortgagor of any kind arising thereunder (the *"Leases"*). (*"Property"*).

The aforesaid sale will be made pursuant to the Final Judgment entered in Case No.: 25-001096-CI in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida.

Any person claiming an interest in the surplus from the sale, if any other than the property owner as of the date of Lis Pendens, must file a claim before the clerk reports the surplus 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, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.

Respectfully submitted this 4th day of August, 2025..

/s/ Gennifer L. Bridges
Gennifer L. Bridges
Florida Bar No. 0072333
Primary Email: gbridges@burr.com
Secondary Email: nwmosley@burr.com
Brett S. Stroze
Florida Bar No. 1049718
Primary email : bstroze@burr.com
Secondary Email: nwmosley@burr.com
BURR & FORMAN LLP
200 S. Orange Avenue, Suite 800
Orlando, FL 32801
Telephone: (407) 540-6600
Facsimile: (407) 540-6601
Attorneys for Plaintiff

8/8-8/15/25 2T

NOTICE OF PUBLIC SALE

The following personal property of Richard Compton at 10644 First Way N. Lot #84 St. Petersburg, Florida 33716 will, on August 26, 2025 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716.

YEAR/MODEL	1963/SPOR
VIN#	33821
Title#	0001563795

Additional personal property unknown

PREPARED BY:
MARK C. PAYNE, Esq.
Agent for Gateway MHP
P.O. Box 1061, Tampa, Florida 33601-1061
Telephone: 813-223-6882

8/8-8/15/25LG 2T

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

CIVIL DIVISION

CASE NO. 24-002785-CI

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-1

Plaintiff,

vs.

CHRISTOPHER NURCZYK, et al,

Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated June 27, 2025 and entered in Case No. 24-002785-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-1 is the Plaintiff and CHRISTOPHER NURCZYK, ANGELA ATHERTON NURCZYK, INTEGRITY BAIL BONDS, INC., JEFFERSON CAPITAL SYSTEMS, LLC, and PINELLAS COUNTY CONSTRUCTION LICENSING BOARD, the Defendants. KEN BURKE, 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 **September 24, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 8, BLOCK 100, PASADENA ON-THE-GULF SECTION B , ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 60 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.

DATED at Pinellas County, Florida, this 4th day of August, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

104912/TL

8/8-8/15/25LG 2T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection
Southwest District
Draft Permit No. 1030207-024-AV
TSE Industries, Inc.
Pinellas County, Florida

Applicant: The applicant for this project is TSE Industries, Inc. The applicant's responsible official and mailing address are: Richard K. Klingel, President, TSE Industries, Inc., 5180 113th Avenue North Clearwater, Florida 33760-4838.

Facility Location: The applicant operates the existing TSE Industries, Inc. facility, which is located in Pinellas County at 5260 113th Avenue North (Main Plant), 4370 112th Terrace North (Secondary Plant) and 5094 113th Avenue North (Tertiary Plant) in Clearwater, Florida.

Project: The applicant applied on June 5, 2025 to the Department for a Title V air operation permit renewal. This is a renewal of Title V Air Operation Permit No. 1030207-018-AV. The existing facility consists of operations at three nearby plants in Clearwater: (1) a main material production facility located at 5260 113th Avenue North where the batch reactor system is used to produce polyurethane material and an adhesion promoter for rubber products, (2) a secondary facility located at 4370 112th Terrace North, which typically acts as a finishing point for the overall production process of several rubber/plastic products and (3) a tertiary facility containing the cast urethane production operation located at 5094 113th Avenue North.

Permitting Authority: Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, and 62-213 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility. The Southwest District is the Permitting Authority responsible for making a permit determination for this project. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is (813)-470-5700.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permit by visiting the following website: https://fldep.dep.state.fl.us/air/emission/apds/default.asp and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

Notice of Intent to Issue Permit: The Permitting Authority gives notice of its intent to issue a renewed Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of the existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a proposed permit and subsequent final permit in accordance with the conditions of the draft permit unless a response received in accordance with the following procedures results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft permit, the Permitting Authority shall issue a revised draft permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation: Mediation is not available in this proceeding.

Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b)(2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at http://www2.epa.gov/caa-permitting/florida-proposed-title-v-permits.

8/8/25LG 1T

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

PROBATE DIVISION

Case No: 25-005826-ES

In Re: Estate of
LEON GIARAS,
Deceaed.

NOTICE TO CREDITORS

The administration of the estate of LEON GIARAS, deceased, whose date of death was December 31, 2024, and the last four digits of whose social security number are 3965, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Clerk, 545 First Avenue N., St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of 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 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.

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.

The date of first publication of this notice is August 8, 2025.

Personal Representative:
DIANE SULLIVAN
5527 Oakhurst Drive
Seminole, Florida 33772

Attorney for Personal Representative:
MELISSA F. WILLIAMS
Florida Bar Number: 0100084
111 Second Avenue NE, Suite 909
St. Petersburg, Florida 33701
Telephone: (727) 280-6837
Facsimile: (855) 771-8091
e-Service: melissa@finleywilliamslaw.com
Attorney for Personal Representative

8/8-8/15/25LG 2T

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

PROBATE DIVISION

File No. 2024-CP-001484

IN RE: ESTATE OF
FRANK PAROVEL,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Frank Parovel, deceased, whose date of death was November 1, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, 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.

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Danielle Norris
103 Glenwood Blvd.
Davenport, FL 33897

Attorney for Personal Representative:
/s/ Marley Dodd
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA

PROBATE DIVISION

File No. 25-003367-ES

IN RE: ESTATE OF
DONALD R. KINER,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Donald R. Kiner, deceased, whose date of death was September 24, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Susan Kiner
448 E. North Water Street
Chicago, IL 60611

Attorney for Personal Representative:
/s/ Marley Dodd
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

8/8-8/15/25LG 2T

(Continued on next page)

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No: 25-003095-ES

IN RE: ESTATE OF
DAVID JOHN MARKHAM
Deceased.

NOTICE TO CREDITORS

The administration of the estate of David Markham, deceased, whose date of death was October 12, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 324 S Fort Harrison Ave, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representatives:
Jeremy James Markham
7244 Old Meadville Road
Union City, PA 16438
Jeffrey David Markham
10268 Rose Street
Lake City, PA 16423

Attorney for Personal Representatives:
/s/ Aaron W. Saoud
Aaron W. Saoud, Esq.
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Blvd. Ste. 200
Tampa, FL 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-002811-ES
Division: Probate

IN RE: ESTATE OF
GARY LEE REYNOLDS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GARY LEE REYNOLDS, deceased, whose date of death was October 10, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th St N, Clearwater, FL 33762. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
SUSAN JANE REYNOLDS
2550 State Road 580, Lot 445
Clearwater, Florida 33761

Attorney for Personal Representative:
Aaron W. Saoud, Esquire
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org

8/8-8/15/25LG 2T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006153-ES

IN RE: ESTATE OF
BARBARA ALISON HAUCK
a/k/a BARBARA A. HAUCK,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Barbara Alison Hauck a/k/a Barbara A. Hauck, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Ashly Mae Guernaccini
314 South Missouri Avenue, Suite 201
Clearwater, Florida 33756

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

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006318-ES

IN RE: ESTATE OF
ALI KAZEROONIAN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Ali Kazeroonian, deceased, whose date of death was April 24, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
Kazem Sm Kazerunian
839 South Pima Avenue
West Covina, California 91790

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

8/8-8/15/25LG 2T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003569-ES

IN RE: ESTATE OF
KRISTIN N. LAUDENSLAGER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kristin N. Laudenslager, deceased, whose date of death was February 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Carol K. Laudenslager
1200 Country Club Drive, #6406
Largo, Florida 33771

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

8/8-8/15/25LG 2T

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to Florida Statute §715.109, Embassy Mobile Park LLC, offers for public sale the following:

1969 VILL mobile home (48' L)
VIN 3262, TITLE# 8225996

and on August 22, 2025 at 16416 US Highway 19 N., Lot #1512. Clearwater, FL 33764, at the hour of 10:00 a.m. or as soon thereafter as possible, the landlord will offer for sale "AS IS" "WHERE IS" the aforesaid personal property at public outcry and will sell the same, subject to ownership rights, liens, and security interests which have priority by law, if any, to the highest bidders and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The name and address of the former owner is Carlos Carrero, 16416 US Highway 19 N., Lot #1512. Clearwater, FL 33764.

Embassy Mobile Park LLC
By: Patrick M. Singer,
Attorney for Embassy Mobile Park LLC
Authorized Agent

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

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA
PROBATE DIVISION
File No. 25-003669-ES

IN RE: ESTATE OF
SAMUEL GEORGE SHORT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Samuel George Short, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 8, 2025.

Personal Representative:
/s/ Lisa Treat
Lisa Treat
114173 South 4730 Road
Muldrow, OK 74948

Attorney for Personal Representative:
/s/ Marley Dodd
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law P.A.
150 East Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
CASE No. 23-006656-CI
HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE NOMURA HOME EQUITY LOAN, INC. ASSET- BACKED CERTIFICATES, SERIES 2005-FM1,
PLAINTIFF,
VS.
AILTON NUNES BARROSO A/K/A AILTON N. BARROSO A/K/A ALTON NUNES BARROSO A/K/A AILTON BARROSO, ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 26, 2024 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on September 4, 2025, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property:
LOT 8 AND LOT 9, LESS THE EAST 10 FEET OF LOT 9, BLOCK 50, REVISED MAP OF OLDSMAR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 6, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
Bidder Number: 20286
By: /s/ Marlon Hyatt, Esq.
Marlon Hyatt, Esq.
FBN: 72009
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500 Clearwater, FL 33756, 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 does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
11080-1017832

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
CASE No. 23-008044-CI
BANK OF AMERICA, N.A.,
PLAINTIFF,
VS.
CATHERINE FIELDS A/K/A CATHERINE D. FIELDS, ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 12, 2024 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on September 3, 2025, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property:
LOT 13 AND THE EAST 5 FEET OF LOT 12, BLOCK A, TIOGA SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 72 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
Bidder Number: 20286
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500 Clearwater, FL 33756, 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 does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
11080-1017409

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.
CASE No. 24-002085-CI
BANK OF AMERICA, N.A.,
PLAINTIFF,
VS.
GEORGE WILLIAM LAPP A/K/A GEORGE W. LAPP, ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 29, 2025 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on September 24, 2025, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property:
LOT 12, OF SUNNY BREEZE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
Bidder Number: 20286
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500 Clearwater, FL 33756, 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 does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.
11080-1017413

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006152-ES

IN RE: ESTATE OF
PETER MICHAEL KRAWCHUK
a/k/a PETER M. KRAWCHUK
a/k/a PETER KRAWCHUK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Peter Michael Krawchuk a/k/a Peter M. Krawchuk a/k/a Peter Krawchuk, deceased, whose date of death was October 7, 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 Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

(Continued on next page)

PINELLAS COUNTY

Personal Representative:
Edward Stachurski
3 Red Chimney Drive
Lincoln, Rhode Island 02865

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

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Ref. No.: 25-002455-ES
Section: 003

IN RE: THE ESTATE OF:
ELLEN LOUISE FOX,
aka ELLEN L. FOX,
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 ELLEN LOUISE FOX, aka ELLEN L. FOX, deceased, File Number: 25-002455-ES, by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756; that the decedent's date of death was January 1, 2025; that the probate estate consisted solely of the decedent's exempt protected homestead property and an exempt vehicle, and that the names and addresses of those to whom the probate estate has been assigned by such order are:

James P. Fox, Jr., as Trustee of the Ellen L. Fox Revocable Trust, dated May 25, 2001, as amended — 9450 102nd Ave Seminole, FL 33777

Erica Young ..... 2040 Asher Loop Summerville, SC 29485

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 August 1, 2025.

Person Giving Notice:
James P. Fox, Jr., individually and as Trustee of the Ellen L. Fox Revocable Trust, dated May 25, 2001, as amended

Attorney for Person Giving Notice:
Gregory A. Richards, Jr.
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrorlaw.com
Secondary E-mail: sferraro@lrorlaw.com
Florida Bar Number: 0028339

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003893-ES

IN RE: ESTATE OF
LOUIS R. GEMMELLARO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LOUIS R. GEMMELLARO, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
ANN MOSHER
2200 World Parkway #32
Clearwater, Florida 33763

Attorney for Personal Representative:

PINELLAS COUNTY

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

8/1-8/8/25LG 2T

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to Florida Statute 715.109, I will sell the following personal property belonging to Martin and Patricia Pehl, described as

Furniture, antiques, and retail business items

at public sale to the highest and best bidder for cash at 1714 C.R. 1, Unit 3, Dunedin, Florida 34698 at **9:00 a.m. on August 20, 2025.**

Eric S. Koenig, Esquire
Trenam, Kemker, Scharf, Barkin, Frye, O'Neill, & Mullis, P.A.
Post Office Box 1102
Tampa, Florida 33601-1102
(813) 223-7474

8/1-8/8/25 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-003942-ES
Section 003

IN RE: ESTATE OF
GEORGE EUGENE ORGERA, JR.,
AKA GEORGE E. ORGERA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GEORGE EUGENE ORGERA, JR., A/K/A GEORGE E. ORGERA, deceased, whose date of death was November 22, 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 Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
MARC E. ORGERA
1845 Melanie Way
Palm Harbor, FL 34683

Attorney for Personal Representative:
NICHOLAS J. GRIMAUDO
Florida Bar Number: 71893
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP
311 Park Place Blvd., Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: nicholasg@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com

8/1-8/8/25LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

PINELLAS COUNTY

To:
IRONHEAD INVESTIGATIONS INC

Case No.: CD202411960/A 3300234/3403133

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 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.

7/25-8/15/25LG 4T

POLK COUNTY

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-002404

WILDWOOD HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

POLK COUNTY

vs.

SKYE MARIE KESKE,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 25, 2025 by the County Court of Polk County. Florida, the properly described as:

Lot 217, Wildwood II, according to the map or plat thereof, as recorded in Plat Book 80, Page(s) 11, of the Public Records of Polk County, Florida.

will be sold at public sale by the Polk County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M., at www.polk.realforeclose.com on August 29, 2025.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shaII, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

8/8-8/15/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-001203

MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,

vs.

DANIEL ALBERT AND NANCIE ALBERT,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 28, 2025, by the County Court of Polk County, Florida, the property described as:

Lot 155 of MATTIE POINTE, according to the Plat thereof as recorded in Plat Book 185, Page(s) 44, of the Public Records of Polk County, Florida.

will be sold at public sale by the Polk County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M., at www.polk.realforeclose.com on September 2, 2025.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shaII, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

/s/ Brittnie M. Burns, Esq.
Florida Bar No. 1011908
bburns@bushross.com
Alexa C. Camareno, Esq.
Florida Bar No.: 1031636
acamareno@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: (813) 204-6492
Fax: (813) 223-9620
Attorney for Plaintiff

8/8-8/15/25LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024CC-000932-0000-00

WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

JULIANA MARCONDE PEREIRA, an unmarried woman and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2024CC-000932-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC. is Plaintiff and JULIANA MARCONDE PEREIRA, an unmarried woman and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on September 2, 2025, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

Lot 54, WINCHESTER ESTATES, according to the Plat thereof as recorded in Plat Book 143, Pages 16 through 19, inclusive, of the Public Records of Polk County, Florida.

Property Address: 9202 Winchester Estates Court, Lakeland, FL 33810-4304

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.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shaII, within seven (7) days

POLK COUNTY

prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated August 1, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA000038
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
JUAN GALARZA, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 22nd day of July, 2025, and entered in Case No. 2024CA000038, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and OTILIA DELOS ANGELES GALARZA MARTINEZ A/K/A OTILIA GALARZA, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUAN GALARZA A/K/A JUAN GALARZA MARTINEZ, MILANIA GONZALEZ GALARZA, MARIANNETTE GALARZA, AND INMAN GROVES HOMEOWNERS ASSOCIATION, INC. 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 26th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:
Lot 136, Inman Groves Phase 2, according to the plat as recorded in Plat Book 190, Pages 39 through 44, 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- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
Dated this 30th day of July, 2025.
By: _/s/Liana R. Hall_____
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1017893

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2022CA001488000000
PRIMARY RESIDENTIAL MORTGAGE, INC.,
PLAINTIFF,
VS.
NICOLE DONALD A/K/A NICOLE L. DONALD , ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 13, 2025 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on September 10, 2025, at 10:00 AM, at www.polk.realforeclose.com for the following described property:
BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 25 EAST, RUN THENCE WEST ALONG THE SOUTH LINE OF THE ABOVE SAID SOUTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 A DISTANCE OF 216 FEET, THENCE NORTH 147 FEET TO THE POINT OF BEGINNING, THENCE NORTH 193 FEET, THENCE EAST 216 FEET, THENCE SOUTH 193 FEET, THENCE WEST 216 FEET TO THE POINT OF BEGINNING, LYING IN POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 40 FEET FOR ROAD RIGHT-OF-WAY
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154

POLK COUNTY

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator at 863-534-4686 , 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1017412

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA-005300-0000-00
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
ASH-LEAH WRIGHT A/K/A ASH-LEAH M. WRIGHT , DANIEL WRIGHT, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 10th day of July, 2025, and entered in Case No. 2023CA-005300-0000-00, 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, ASH-LEAH WRIGHT A/K/A ASH-LEAH M. WRIGHT , UNKNOWN SPOUSE OF ASH-LEAH WRIGHT AND DANIEL WRIGHT 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 26th day of August, 2025, the following described property as set forth in said Final Judgment, to wit:
Lots 1 and 2, Block 2, Sweet`s Subdivision, Unit two, as recorded in Plat Book 51, Page 49, 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- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
Dated this 25th day of July, 2025.
By: __/s/Liana R. Hall_____
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1017657

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-004190

BEVERLY RISE PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

JOHNNY HUGHES,
Defendant.

NOTICE OF ACTION

TO: JOHNNY HUGHES
5533 Beverly Rise Boulevard
Lakeland, FL 33812

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

Lot 17, Block "A", BEVERLY RISE PHASE ONE, a subdivision according to the plat thereof recorded in Plat Book 110, Pages 28 and 29, of the Public Records of Polk. County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Alexa Caldevilla, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Default date: 8/29/2025.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.

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

WITNESS my hand and the seal of this Court on this 22nd day of July, 2025.

Stacy M. Butterfield, Clerk of Court

By: s/ Illegible
Deputy Clerk

Alexa Caldevilla, Esq.
BUSH ROSS, P.A.
P.O. Box 3913
Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

8/1-8/8/25LG 2T

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001997

IN RE: ESTATE OF
KEVIN JOSEPH SWANSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KEVIN JOSEPH SWANSON, deceased, whose date of death was April 14, 2024; File Number 2025CP001997, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 August 1, 2025.

Signed on July 21, 2025.

Personal Representative:
/s/ DOUGLAS A. COHEN

Attorney for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3311
Fax: 407-834-3302

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001997

IN RE: ESTATE OF
KEVIN JOSEPH SWANSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KEVIN JOSEPH SWANSON, deceased, whose date of death was April 14, 2024; File Number 2025CP001997, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 August 1, 2025.

Signed on July 21, 2025.

Personal Representative:
/s/ DOUGLAS A. COHEN

Attorney for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
BOGLE LAW FIRM
101 S. New York Ave., Suite 205
Winter Park, FL 32789
Telephone: 407-834-3311
Fax: 407-834-3302

8/1-8/8/25LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT

POLK COUNTY

POLK COUNTY

To: RISK MANAGEMENT SECURITY SERVICES

Case No.: CD202500256/B 3400299/3403456

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 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.

8/1-8/22/25LG 4T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2024CC-006821-0000-00

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.

WILLIAM HUGH ALLEN and STEPHANIE APRIL ALLEN, husband and wife, SUNCOAST CREDIT UNION, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2024CC-006821-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and WILLIAM HUGH ALLEN and STEPHANIE APRIL ALLEN, husband and wife, SUNCOAST CREDIT UNION, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT n/k/a KELLY ALLEN, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on August 27, 2025, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

1 Lot 123, BERKLEY RIDGE PHASE 2, according to the plat as recorded in Plat Book 169, Pages 35 through 37, of the Public Records of Polk County, Florida.

Property Address: 5473 Oro Valley Road, Auburndale, FL 33823-9402

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.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated July 28, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002275

IN RE: ESTATE OF
GARY EUGENE HOAG
Deceased

NOTICE TO CREDITORS

The administration of the estate of GARY EUGENE HOAG, deceased, whose date of death was December 17, 2024; File Number 2025CP002275, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
ALISHA TAYLOR
1250 South Gordon Avenue
Bartow, FL 33830

Attorneys for Personal Representative:
Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN 65928

POLK COUNTY

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

8/1-8/8/25LG 2T

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

IN THE MATTER OF THE ADOPTION OF
Minor Child

AMENDED NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION OF A MINOR CHILD

TO: MICHAEL BASTIAN
Last Known Address: 4920 S. Gachet Blvd., Lakeland, Florida 33813

YOU ARE NOTIFIED that a 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 it on Kristen Wegner and Kamil Janoska, whose address is 3303 Downan Point Drive, Land O Lakes, Florida 34638 on or before August 18, 2025, and file the original with the clerk of this Court at Pasco County Clerk of Court, 38053 Live Oak Avenue, Dade City, Florida 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**.

Physical Description of Respondent:
Age: 36
Race: Caucasian
Hair Color: Blonde
Eye Color: Blue
Approximate Height: 6'3"
Approximate Weight: Unknown

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.

Dated July 15, 2025

Clerk of the Circuit Court
By: s/ Kaylen McCutcheon
Deputy Clerk

7/18-8/8/25LG 4T

NOTICE OF SUSPENSION

POLK COUNTY

To: KELLY A. GARCIA

Case No.: CD202504941/D 1820416

A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 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.

7/18-8/8/25LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 001723 NC

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND
Plaintiff,

vs.

SHIRLEY J. RUSH, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated July 31, 2025 and entered in Case No. 2024 CA 001723 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND is the Plaintiff and SHIRLEY J. RUSH, OAKS CLUB CORPORATION, OAKS BAYSIDE HOMEOWNERS ASSOCIATION, INC., ROBERT BARRY RUSH, the Defendants. Karen Rushing, Clerk of the Circuit Court in and for Sarasota County, Florida will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at 9:00 AM on **September 16, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 142, OAKS I SINGLE FAMILY, PLAT OF OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE(S) 48, OF THE PUBLIC RECORDS OF SARASOTA 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

SARASOTA COUNTY

against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

"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) 861-8000, at least (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days, if you are hearing or voice impaired, call 711."

DATED at Sarasota County, Florida, this 5th day of August, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

104280/TL

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003273 NC

IN RE: ESTATE OF
MARTHA G. D'ERAMO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARTHA G. D'ERAMO, deceased, whose date of death was November 21, 2024; File Number 2025 CP 003273 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 attomey 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 August 8, 2025.

Personal Representative:
PHILIP E. D'ERAMO
6757 41st Circle East
Sarasota, FL 34243

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

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 002902 NC

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-R5
Plaintiff,

vs.

ANGELO BUCKLEY, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated July 30, 2025 and entered in Case No. 2024 CA 002902 NC of the Circuit Court of the Judicial Circuit in and for Sarasota County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-R5 is the Plaintiff and ANGELO BUCKLEY and MARION M. BUCKLEY the Defendants. KAREN E. RUSHING, Clerk of the Circuit Court in and for Sarasota County, Florida will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at 9:00 AM on **September 30, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

SITUATED IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, TO WIT LOT 123, REPLAT OF CARVER PARK, UNIT NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 4 OF THE PUBLIC RECORDS OF SARASOTA 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

SARASOTA COUNTY

NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

"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) 861-8000, at least (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days, if you are hearing or voice impaired, call 711."

DATED this 4th day of August, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

104835/TL

8/8-8/15/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2011 CA 010418 NC
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-BC5,
PLAINTIFF,
VS.
MARK L. NAZZARESE, ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 29, 2025 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on September 26, 2025, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
LOT 11, BLOCK 38, 2ND ADDITION TO NORTH PORT CHARLOTTE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE (S) 44, 44A THROUGH 440, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801 , PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1017912

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2024 CA 002776 NC
BANK OF AMERICA, N.A.,
PLAINTIFF,
VS.
CHARLIE RAY RALPH, ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 31, 2025 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on September 16, 2025, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
LOT 19, BLOCK 2482, 50TH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE(S) 7 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/ Timothy J. Landers
Timothy J. Landers
FBN 127154
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

(Continued on next page)

SARASOTA COUNTY

of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801 , PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1018036

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
ANTONIO D'ARGENIO; et al.,
Defendants. Case No: 2024 CA 000903
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 01/09/2025, and entered in Case No. 2024 CA 000903 of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and ANTONIO D'ARGENIO; UNKNOWN SPOUSE OF ANTONIO D'ARGENIO; GRAZIA LUBRANO LAVADERA; UNKNOWN SPOUSE OF GRAZIA LUBRANO LAVADERA; and STONEYBROOK AT VENICE COMMUNITY ASSOCIATION, INC., is/are Defendants, Karen E. Rushing, Sarasota County Clerk of Courts will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 a.m. on September 12, 2025, the following described property set forth in said Final Judgment, to wit:
LOT 2086, STONEYBROOK AT VENICE, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
Commonly known as: 11742 Tempest Harbor Loop, Venice, FL 34292
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 July 23, , 2025
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com

SARASOTA COUNTY

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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079. Telephone: (941) 861- 7400. If you are hearing or voice impaired, please call 711.
11080-1017513

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002830

IN RE: ESTATE OF
KATHLEEN MARIE BURLESON
a/k/a KATHLEEN M. BURLESON,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Kathleen Marie Burleson a/k/a Kathleen M. Burleson, deceased, whose date of death was March 25, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 1, 2025.

Personal Representative:
Nathan William Holmes
90 Southwinds Drive
Sarasota, Florida 34231

SARASOTA COUNTY

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

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
Case No.: 2025DR003660NC

JEAN WIL LHERISSON
Petitioner,
and
ROSELANDE CHARLOTIN
Respondent.

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

TO: ROSELANDE CHARLOTIN
Last Known Address:
1000 Signal Pointe Cir, Apt 103
Sarasota, FL 34237

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 JEAN WIL ZHERISSON, whose address is 2430 Storia Cay Ln Unit 2, Bradenton, FL 34208 on or before 09/01/2025, and file the original with the clerk of this Court at 2000 Main St., Sarasota, FL 34237, 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be 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: 07/28/25

Karen E. Rushing, Clerk
Clerk of The Circuit Court

By: /s/ Illegible
Deputy Clerk

8/1-8/22/25LG 4T

IN THE CIRCUIT COURT OF THE

SARASOTA COUNTY

12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CASE NO.: 2025 CA 003097 SC
DIVISION: H

THE TOWNS AT LAKESIDE ASSOCIATION, INC.,
Plaintiff,
v.
UNKNOWN HEIRS, BENEFICIARIES OR DEVISEES OF THE ESTATE OF ELAINE E. JOYNER, MALAINA CHAPMAN, GERMARLON BROADNAX,
Defendants.

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES OR DEVISEES OF THE ESTATE OF ELAINE E. JOYNER
(Last Known Address Unknown)

YOU ARE NOTIFIED that a Complaint to foreclose a lien upon the following described property in Sarasota County, Florida which has been filed against Defendant, UNKNOWN HEIRS, BENEFICIARIES OR DEVISEES OF THE ESTATE OF ELAINE E. JOYNER:

Lot 195, TOWNS AT LAKESIDE, as per plat thereof recorded in Plat Book 44, pages 38, 38A through 38D, of the Public Records of Sarasota County, Florida.

Street Address: 2336 Rosewood Lane, North Port, Florida 34289.

and you are required to serve a copy of your written defenses, if any, to it, on Daniel Wasserstein, Esq., Plaintiff's Attorney, WASSERSTEIN, P.A., 301 Yamato Road, Suite 2199, Boca Raton, Florida 33431, Tel.: (561) 288-3999, Fax: (561) 288-4999, E-Mail: danw@wassersteinpa.com, on or before a date which is within thirty (30) days after the first publication of this Notice in La Gaceta and file the original with the Clerk of the Circuit Court and County Comptroller, 2000 Main Street, Sarasota, FL 34237 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 ADA Accommodations, Sarasota Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079; telephone number (941) 861-3079 or (941)861-7400, 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.

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 366-0038 or https://www.legalaidofmanasota.org, Gulfcoast Legal Services at (800) 230-5920 or https://www.gulfcoastlegal.org, or United Way of South Sarasota County, Inc. at (941) 484-4811 or https:llwww.uwssc.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at

SARASOTA COUNTY

(800) 342-8011 or https:llwww.floridabar.org/public/lrs/.

WITNESS my hand and the seal of this Court this 21st day of July, 2025.

Karen E. Rushing
Clerk of the Court

By: s/ Glen Kopinsky
Deputy Clerk

8/1-8/8/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2025-CP-002670-NC

IN RE: ESTATE OF
ANNEMARIE SEELY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANNEMARIE SEELY, deceased, whose date of death was April 13, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-002670-NC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, 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 August 1, 2025.

Personal Representative:
Christopher J. Felser
SalinenStraße 8
Bad Reichenhall
Bavaria, Germany 83435

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

8/1-8/8/25LG 2T

NOTICE OF PUBLIC HEARING

The Hillsborough County Board of County Commissioners will hold a public hearing to discuss the impact fee funding to assist the Hillsborough Transit Authority (HART) with accessibility improvements. The hearing will be held on:

Wednesday, August 20, 2025
10 a.m.
County Center
601 E. Kennedy Blvd., Tampa, Florida 33602

The purpose of the hearing will be to give individuals and/or groups opportunities to present their views and comments regarding the use of a portion of Hillsborough County impact fees to construct accessibility improvements at bus stops.

The Public Hearing is wheelchair accessible. Please contact HART if you require the information in an accessible format or other special accommodations.

The Proposed Impact Fees can be accessed at GoHART.org or by calling Customer Service at (813) 254-4278. HART welcomes all comments. In addition to attending the meeting in person, anyone who wishes to provide comment on HART's list of projects supported by Hillsborough County Impact Fees can complete the Comments/Suggestions form on the HART website at GoHART.org. Comments can be given verbally by calling Customer Service at (813) 254-4278. You may also send comments via mail to HART, attention to Community Engagement, 1201 E. 7th Avenue, Tampa, FL 33605.

HART
HILLSBOROUGH TRANSIT AUTHORITY

CANDIDATE NOTICE FOR TAMPA PORT AUTHORITY COMMISSION, MARITIME SEAT #4

Pursuant to the requirements of Ch. 95-488 L.O.F., as amended by Ch. 205-332 L.O.F, the nominating committee specified in Ch. 95-488(3)(h) L.O.F is now receiving nominations for Tampa Port Authority Seat #4 which is vacant.

Interested candidates must be a current resident of Hillsborough County, and must have a maritime-related background, professional or volunteer.

Candidates must download the application form from the Governor's Appointment Office website and fill it out. Go to flgov.com/eog/leadership/appointments

Once completed, candidates must then submit that form and any other relevant materials via email **TO THE NOMINATING COMMITTEE** at 2025TampaPortNominations@gmail.com.

Applications will remain open until August 31.

The committee will meet shortly after the submission deadline closes in a public proceeding which will be noticed at a future date.

Further proceedings may be appropriate for bringing the absence of appointments to seat #4 to the attention of the Governor; and for any other related business brought before the committee.

PORT TAMPA BAY
INVITATION TO BID (ITB) 008-25
SPOIL ISLAND 2D REHABILITATION

Port Tampa Bay (PTB) is advertising an Invitation to Bid (ITB) from firms/individuals qualified to rehabilitate a storm damaged soil levee/berm that is part of the 2D Island dredge spoil island as identified in the bid documents.

The Procurement Document is available on DemandStar (www.demandstar.com) Friday, August 8, 2025. All responses to the Procurement shall include completed procurement documents, including the respondent's questionnaire. Firms/individuals failing to submit the required procurement documents may be deemed non-responsive.

PTB will hold a NON-MANDATORY PRE-BID TELECONFERENCE on Thursday, August 14, 2025 at 10:00 a.m. Prospective respondents are not required to participate. If respondents choose to participate, they should view the documents prior to the teleconference. See the Instruction to Bidders Section of the Procurement document for the teleconference details.

Electronic submittals are due Thursday, September 4, 2025 at 1:00 p.m. Interested firms/individuals should obtain a copy of the procurement instructions and submittal documents and submit a completed electronic response via DemandStar.

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

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

Documents Available on DemandStar	Friday, August 8, 2025
Non-Mandatory Pre-Bid Teleconference	Thursday, August 14, 2025 at 10:00 a.m.
Electronic Submittals Due	Thursday, September 4, 2025 at 1:00 p.m.

8/8/25LG 1T

Aviso Público

La Autoridad de Vivienda del Condado de Pinellas (PCHA) se complace en anunciar la apertura de la lista de espera del programa de Vales Basados en el Proyecto (PBV) para: Heritage Oaks Apartments, ubicado en 13060 Washington Drive, Largo, Florida 33774.

¿Quién puede solicitar ingreso a la lista de espera PBV de Heritage Oaks Apartments?
Cualquier persona puede presentar una solicitud. Sin embargo, para ser elegible, al menos un miembro del hogar debe tener estatus legal de residencia en los Estados Unidos. La residencia legal será verificada cuando sea seleccionado de la lista de espera.

¿Quién es elegible para el programa PBV de Heritage Oaks Apartments?
La elegibilidad para el programa PBV está determinada por el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) e incluye:

Límites de ingresos, residencia legal o ciudadanía, verificación de antecedentes penales y otros requisitos de HUD. Nota Importante: Todos los miembros del hogar deben tener 62 años o más al momento de la selección desde la lista de espera.

La elegibilidad completa será verificada cuando su nombre sea seleccionado conforme haya unidades disponibles. Las solicitudes solo serán aceptadas para familias que cumplan con los criterios de elegibilidad para unidades de 1 y 2 habitaciones según se indica a continuación:

- ELEGIBILIDAD PARA 1 HABITACIÓN: 1 – 2 PERSONAS
- ELEGIBILIDAD PARA 2 HABITACIONES: 2 – 4 PERSONAS

Límites de Ingreso: El ingreso del hogar no debe exceder el 50% del Ingreso Medio del Área (AMI) actual, según el tamaño del hogar:
$36,500 – Una Persona $41,700 – Dos Personas $46,950 – Tres Personas $52,150 – Cuatro Personas

PERIODO DE SOLICITUD:
Abre: Lunes, 25 de agosto de 2025, a las 8:00 AM EST
Cierra: Viernes, 29 de agosto de 2025, a las 12:00 AM EST (medianoche)

Los solicitantes pueden presentar la solicitud en línea en cualquier momento durante el período de apertura de la lista de espera.
Las solicitudes serán seleccionadas al azar para ser añadidas a la lista de espera.
Los solicitantes pueden completar la solicitud preliminar en línea utilizando una computadora personal, teléfono inteligente, tableta o cualquier computadora pública con acceso a internet. Las solicitudes en línea están disponibles en inglés y español.

¿Necesita ayuda? Asistencia gratuita en persona:
PCHA Office – 11479 Ulmerton Rd, Largo, Florida 33773
25 y 27 de agosto de 2025 | 9:00 AM – 12:00 PM EST

Acomodación Razonable:

Los solicitantes con discapacidades pueden solicitar una acomodación razonable llamando al (727) 443-7684 ext. 1280 entre las 8:00 AM y 5:00 PM EST, desde el lunes 25 de agosto hasta el viernes 29 de agosto de 2025.
Si un solicitante no puede completar la solicitud preliminar en línea, puede:
- Recoger una solicitud impresa en la oficina de PCHA, 11479 Ulmerton Rd, Largo, FL 33778, o
- Solicitarla por correo electrónico a: electronicforms@pinellashousing.com

Las solicitudes en papel presentadas como acomodación razonable deben tener sello postal con fecha no posterior al 4 de septiembre de 2025.

Estado de la Lista de Espera:
Las solicitudes serán seleccionadas al azar para ser añadidas a la lista de espera.
Revise su estado a partir del 15 de septiembre de 2025 en el portal de solicitantes Rent Café.
Mantenga su información de contacto actualizada en el portal.
Debe responder a todas las comunicaciones de PCHA o corre el riesgo de ser eliminado de la lista.

Política de No Discriminación:
PCHA cumple plenamente con todas las leyes federales, estatales y locales contra la discriminación, incluido el Acta de Estadounidenses con Discapacidades y las regulaciones de HUD sobre Vivienda Justa. Ningún solicitante será excluido por motivos de raza, color, sexo, religión, origen nacional, estado familiar o discapacidad. Para solicitantes con discapacidad auditiva:

Número de acceso TTY: (800) 955-8771 Número de acceso TDD: (800) 955-8770

Aviso Legal: La presentación de una solicitud preliminar no garantiza ser colocado en la lista de espera.

8/1-8/25LG 2T