CITRUS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

GREENWELL TREES AND SHRUBS

Owner: Rhyan Greenwell
412 Poplar St
Inverness, FL 34452

8/15/25LG 1T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000713

IN RE: ESTATE OF
STEVEN DOUGLAS JOHANNESSEN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of STEVEN DOUGLAS JOHANNESSEN, deceased, whose date of death was May 7, 2024; File Number 2025 CP 000713, 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 15, 2025.

Personal Representative:
MELISSA ROBIN GANS
5756 W. Potomac Lane
Homosassa, FL 34448

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000678 A

IN RE: ESTATE OF
DENNIS W. CULLEN
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: DENNIS W. CULLEN, File Number 2025 CP 000678 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 03/06/2025.

The date of first publication of this notice is August 15, 2025.

The second week of publication is August 22, 2025.

Personal Representative(s):
William J. Cullen

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000728 A

IN RE: ESTATE OF
JONATHAN BRICE DUELZ,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JONATHAN BRICE DUELZ, deceased, whose date of death was June 26, 2025; File Number 2025 CP 000728 A, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Avenue, Inverness, FL 34450. 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 15, 2025.

Signed on August 6, 2025.

Personal Representative:
/s/ Joseph Bryan Duelz
JOSEPH BRYAN DUELZ

Attorneys for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 0106313
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

8/15-8/22/25LG 2T

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 SECTION 33.702 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.

Petitioner:
Adam Kashner
607 Tryens Road
Aston, Pennsylvania 16014

Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, Florida 33938
Tel: (941) 270-4489
Email: contact@nathandoughertylaw.com

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

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000560
Division A

IN RE: ESTATE OF
WILLIAM D RUMSEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William D Rumsey, deceased, whose date of death was April 23, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Ave, Inverness, Florida 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HERNANDO COUNTY

IN THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 25-CP-000939

IN RE: ESTATE OF
MARY LACEY LECORNU
Deceased.

NOTICE TO CREDITORS

This administration of the estate of MARY LACEY LECORNU, deceased, whose date of death was March 1, 2024, File Number 25-CP-000939, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 20 N Main St, Brooksville, FL 34601-2817. 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.

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is August 15, 2025.

Personal Representative:
/s/ ANGELIA COMPTON

Attorney for Personal Representative:
/s/ Diane Patrick
DIANE PATRICK, ESQ.
FL Bar No. 1016711
Patrick Law PLLC
1105 W Swann Ave
Tampa, FL 33606
(813) 419-2953
diane@dpatricklaw.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0009111

IN RE: ESTATE OF
DEBRA ANN GOLAS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DEBRA ANN GOLAS, deceased, whose date of death was June 8, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representative:
/s/ Jeffrey M. Golas

(Continued on next page)

HERNANDO COUNTY

Jeffrey M. Golas
202 South Knapp Avenue
Iowa, Louisiana 70467

Attorney for Personal Representative:
/s/ Brian Arrighi
Brian Arrighi, Esq.
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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25000723CPAXMX

IN RE: ESTATE OF
WILLIAM JAMES RAHUBA
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of WILLIAM JAMES RAHUBA, deceased, who died on March 9, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is the Honorable Pamela Stinnette Vergara, 20 N. Main Street, Room 200, Brooksville, Florida, 34601. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representative:
William E. Rahuba
12857 Impatiens Street
Spring Hill, Florida 34609

Attorney for the Personal Representative:
Aaron J. Bedy, Esq.
Bedy Law, PLLC
13043 West Linebaugh Avenue
Tampa, Florida 33626
727-308-0529
Florida Bar No.: 99293
aaron@bedylaw.com

8/15-8/22/25LG 2T

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

HILLSBOROUGH

HILLSBOROUGH COUNTY COUNTY

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/11/2025 at 08:00 AM the following vehicles(s) may be sold at public sale at 1506 E 26TH AVE TAMPA, FL 33605 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

WDDDJ72X19A153873 2009 MERZ
1G6KG5RS6JU134756 2019 CADI
55SWF4KB8FU028121 2015 MERZ

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: MIRROR FINISH AUTOMOTIVE LLC
Lienor Address: 1506 E 26TH AVE, TAMPA, FL 33605
Lienor Telephone #: 813-284-0926
MV License #: MV111326
Location of Vehicles: 1506 E 26TH AVE, TAMPA, FL 33605

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

8/15/25LG 1T

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

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

vs.

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

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, pursuant to the Final Judgment of Mortgage Foreclosure dated May 6, 2025 entered in Case No.: 24-CA-004821 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein, **USA 10 LLC, a South Carolina limited liability company and THE PHIMAGHAM SRIRAMULU PREMKANTH IRREVOCABLE TRUST, is the Plaintiff and CROOKED PINE INVESTMENTS, LLC; CHRISTOPHER LEWIS aka CHRIS LEWIS; HAROLD F. LEWIS; JAN E. LEWIS**, are the defendants. Victor D. Crist as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at **10:00** on the **September 16, 2025** the following described property set forth in said Final Judgement, to wit:

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

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to access court facilities or to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the 13th Judicial Circuit Court's ADA Coordinator at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. If you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page link below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. Thirteenth Judicial Circuit ADA Coordinator Phone: (813) 272-7040 or ADA@fljud13.org

Dated this 12 of August, 2025

/s/ S. Thomas Abraham
S. Thomas Abraham Esq.
Florida Bar No. 0670987
ABRAHAM & SWEENEY, PLLC
13014 N. Dale Mabry Hwy., Suite 805
Tampa, Florida 33618
(813) 250-2900
(954) 588-5570
email: abraham@abrahamsweeney.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
FAMILY LAW DIVISION
CASE NO.: 25-DR-006679
DIVISION: D

IN RE: The Marriage of:

HEATHER MAE JENNIFER ALMASRI,
Petitioner/Wife,

and

IHAB EMAD ABDELRAHMAN ALMASRI,
Respondent/Husband.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: IHAB EMAD ABDELRAHMAN ALMASRI, Respondent, whose last known address is 2049 60th Street N., Saint Petersburg, FL 33710

YOU ARE HEREBY NOTIFIED that

HILLSBOROUGH COUNTY

an action for Petition for Dissolution of Marriage has been filed against you by HEATHER MAE JENNIFER ALMA SRI, Petitioner, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is

Jeff Harper, Esquire
FL Bar No.: 100737
Bay Area Legal Services, Inc.,
1302 N. 19th Street, Suite 400
Tampa, Florida 33605-5230, (813) 232-1222, ext. 227

and to file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa FL 33602 on or before 9/17/2025; otherwise, judgment may be entered against you for the relief demanded in the Petition.

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

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

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

WITNESS my hand and seal of said Court on August 12, 2025.

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Mary Glover
Deputy Clerk

8/15-9/5/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 24-DP-262
DIVISION: C

IN THE INTEREST OF:
X.C. DOB: 4/1/2024,
H.C. DOB: 4/1/2024,
MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Billy Cook, 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: X.C. born on 4/1/2024, and H.C. born on 4/1/2024. You are hereby commanded to appear on September 15, 2025, at 1:45 PM before the Honorable Daryl Manning at the Hillsborough Courthouse Courtroom 308, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISORY HEARING.

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

PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 11 day of August, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

8/15-9/5/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 24-DP-608
DIVISION: C

IN THE INTEREST OF:
R.P. DOB: 08/10/2024,
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Steven Prentice, 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: R.P. born on 08/10/2024. You are hereby commanded to appear in-person or via ZOOM, on September 15, 2025, at 10:10 AM before The Honorable Daryl M. Manning, at the Edgecomb Courthouse, located at 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for a Termination of Parental Rights Advisory Hearing.

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

PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTI-

HILLSBOROUGH COUNTY

FICATION 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 11 day of August, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

8/15-9/5/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002205
Division: B

IN RE: ESTATE OF GAIL L. PARSONS
also known as GAIL LEE PARSONS,
also known as GAIL B. PARSONS,
also known as GAIL PARSONS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GAIL L. PARSONS, also known as GAIL LEE PARSONS, also known as GAIL B. PARSONS, also known as GAIL PARSONS, deceased, whose date of death was April 11, 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.

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 Florida Statutes Section 732.216 - 732.228, applies, or may apply unless a written demand is made by a creditor as specified under Section 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 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 15, 2025.

Personal Representative:
/s/ Cindy Briesacher
18308 Wayne Rd.
Odessa, FL 33556

Attorney for Personal Representative:
/s/ Elizabeth P. Allen, Attorney
Florida Bar No. 794480
Primary Email: eallen@gibblaw.com
Secondary Email: plamb@gibblaw.com
Gibbons Neuman
3321 Henderson Blvd.
Tampa, FL 33609
Telephone: (813) 877-9222

8/15-8/22/25LG 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:

WHIRLWIND RAPID EXPRESS

Owner: Carl Roberson
2780 E. Fowler Ave. #527
Tampa, FL 33612

8/15/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002539
Division B

IN RE: ESTATE OF
JOHN E. MURPHY,
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 JOHN E. MURPHY, deceased, File Number 25-CP-002539; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was March 11, 2025; that the total value of the estate is exempt tangible personal property valued at approximately $1,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:

HEATHER L. MURPHY 3014 S. Esperanza Avenue Tampa, Florida 33629

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME

HILLSBOROUGH COUNTY

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 15, 2025.

Person Giving Notice:
/s/ HEATHER L. MURPHY
3014 S. Esperanza Avenue
Tampa, Florida 33629

Attorney for Person Giving Notice:
/s/ Joshua T. Keleske, Esq.
Email: jkeleske@trustedcounselors.com
Florida Bar No. 0548472
Joshua T. Keleske, P.L.
3333 W. Kennedy Blvd., Suite 104
Tampa, Florida 33609
Telephone: (813) 254-0044

8/15-8/22/25LG 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:

NORTH TAMPA ATHLETIC ASSOCIATION

Owner: North Tampa Athletics, Inc
19046 Bruce B Downs Blvd, Ste 87
Tampa, FL 33647

8/15/25LG 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:

ALBRECHT LAW

Owner: Lisa Albrecht
12191 W Linebaugh Ave. Ste 6
Westchase, FL 33626

8/15/25LG 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:

SPRINGHILL SUITES TAMPA WESTSHORE AIRPORT

Owner: MIF1 Tampa Hospitality, LLC
5315 Avion Park Drive, Suite 170
Tampa, FL 33607

8/15/25LG 1T

PUBLIC NOTICE OF PRIVATE TRUST ACTIVATION, LIEN CLAIMS, AND ASSIGNMENTS

This Notice is hereby made by Carlos Deangelo Prunty, a living man and the Trustee of the CARLOS PRUNTY RVOC LIVING TRUST, duly established on May 18, 2004, and further governed under Ecclesiastical, Canon, Common, and Commercial Law. This Notice serves as Constructive Notice to all persons, agencies, institutions, and parties known and unknown.

This Notice includes the following components:

1. Declaration of Trust Activation and Schedule A
2. Affidavit of Life Status of a Living Man
3. Affidavit of Ecclesiastical Status and Canon Law Seal Declaration
4. Revocation of All Powers of Attorney not expressly granted by Trustee
5. Assignment of Interest in Real and Personal Property
6. Trademark Claim over the ALL CAPS name "CARLOS DEANGELO PRUNTY" and derivations thereof
7. Notice of Lien Notice of Dishonor against Rocket Mortgage and Discover for failure to rebut Conditional Acceptance for Value (CAFV)
8. Declaration of Security Agreement, Collateral Pledge, and Master Bonded Interests
9. Constructive Trustee List including: U.S. Treasury, SSA, IRS, Rocket Mortgage, Discover, FINRA, LexisNexis, and others
10. Canon Law Certification of Trust Seal and Ecclesiastical Deed Poll Recordation
11. Notice of Rule 220 Assignment and Private Banking Ledger
12. Declaration of Spendthrift Clause and Financial Powers of Trustee
13. Declaration of Special Drawing Rights and Financial Access
14. Oath of Amnesty and Non-Commercial Standing under private trust jurisdiction
15. Reference to UCC-1 Financing Statements #32023835, #32059600 and Amendments #10040138, #10046817

Let all who read and receive this be on notice that all rights, interests, and titles herein described are irrevocably conveyed to the CARLOS PRUNTY RVOC LIVING TRUST, and further held and administered by the PRUNTY INTERNATIONAL IRREVOCABLE TRUST, superior in standing and authority, in perpetuity.

Carlos D Prunty
Carlosdeangeloprunty@gmail.com
773-968-1455

8/15-8/29/25 3T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 921817 from Goodwill Industries Suncoast Inc. Application received: August 7th, 2025. Proposed activity: Proposed commercial development project. Project name: Commercial Development @ E College & 15th St. Project size: 6.1 Ac MOL. Location: Section 9, Township 32, Range 19, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and

(Continued on next page)

HILLSBOROUGH COUNTY

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 Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

8/15/25LG 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:

JAMES TAYLOR

Owner: James Podwika
6102 E Adamo Dr, Ste W-1
Tampa, FL 33619

8/15/25LG 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:

KEI & KAY NOTARY SERVICES

Owner: Kei & Kay Virtual Services LLC
110 Lithia Pinecrest Rd. Suite C
#1315, Brandon, FL 33511

8/15/25LG 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:

KEI & KAY WEDDINGS

Owner: Kei & Kay Virtual Services LLC
110 Lithia Pinecrest Rd. Suite C
#1315, Brandon, FL 33511

8/15/25LG 1T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002695

IN RE: ESTATE OF
RITA MARIE REED
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rita Marie Reed, deceased, whose date of death was July 12, 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 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. 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 15, 2025.

Co-Personal Representatives:
/s/ Rose Marie Clark
8341 Alberata Vista Drive
Tampa, Florida 33647

/s/ Sandra Lynn Kmack
917 Wicket Run Drive
Brandon, Florida 33510

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

HILLSBOROUGH COUNTY

Attorney for Personal Representatives:
/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

8/15-8/22/25LG 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:

EXECUTIVE SUITES AT HUNTERS GREEN

Owner: Windy Hill Guardians, Inc.
8709 Hunters Green Dr, Suite 100
Tampa, FL 33647

8/15/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-001277

IN RE: THE ESTATE OF
JOYCE HARRIS MORGAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of **JOYCE HARRIS MORGAN**, deceased, whose date of death was January 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court **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 15, 2025.

Signed on August 12, 2025.

Personal Representative:
KELLY MORGAN RAY KEARNEY
8511 W. Knights Griffin Road
Plant City, Florida 33565

Attorney for Personal Representative:
DANIEL F. MARTINEZ, II, ESQUIRE
Florida Bar No. 438405
Daniel F. Martinez, II, P.A.
P.O. Box 270380
Tampa, Florida 33688-0380
Telephone: (813) 932-2404
dmartinez@dfm2law.com

8/15-8/22/25LG 2T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/23/2025 at 08:00 AM the following vehicle(s) may be sold at public sale at 1506 E 26th Ave, Tampa, FL 33605 for the amount owed on each vehicle to satisfy the lien for repairs,

HILLSBOROUGH COUNTY

services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585.

WBAJE5C59JWA94551 2018 BMW

The name, address and telephone number and public sale location of the repair shop claiming the lien for unpaid charges is:

Lienor Name: Mirror Finish Automotive LLC
Lienor Address: 1506 E 26th Ave, Tampa, FL 33605
Lienor Telephone #: 813-284-0926
MV License #: MV111326
Location of Vehicles: 1506 E 26th Ave, Tampa, FL 33605

The customer or person claiming an interest, or a lien may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vehicle may file a demand for a hearing with the Clerk of Court in the HILLSBOROUGH County where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred.

8/15/25LG 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:

ALIKA WELLNESS

Owner: Chante Miller
6421 N. Florida Ave, Ste D
Tampa, FL 33604

8/15/25LG 1T

IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 2025-CP-002322
East Circuit, Division U

IN RE: ESTATE OF
MARIE JACQUELINE ARSENAULT,
aka MARIE J. ARSENAULT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARIE JACQUELINE ARSENAULT, also known as MARIE J. ARSENAULT, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 15, 2025.

Signed on this 12th day of August, 2025.

Personal Representative:
/s/ Denise M. Boyd
DENISE M. BOYD
3307 W. Shell Point Road
Ruskin, FL 33570

Attorney for Personal Representative:
/s/ Emily K. Crain-Evans
EMILY K. CRAIN-EVANS
Florida Bar No. 114392
GrayRobinson PA
One Lake Morton Drive
Lakeland, FL 33801
Telephone: 863-284-2206
Email: emily.crain@gray-robinson.com
2nd: michelle.smith@gray-robinson.com

8/15-8/22/25LG 2T

IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 2025-CP-002461
Division Probate O

IN RE: ESTATE OF
JUDY BLOK-ANDERSEN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JUDY BLOK-ANDERSEN, deceased, whose date of death was January 10, 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 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 15, 2025.

Signed on this 12th day of August, 2025.

Personal Representative:
/s/ Kim Blok-Andersen
KIM BLOK-ANDERSEN
2106 Country Club Court
Plant City, Florida 33563

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No: 25-DR-8559
Division: D

In re: The Marriage of:

ESTELA ARGENTINA PEREZ LEON
Petitioner,

and

AROEL VANDEN BROELE
Respondent.

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

TO: AROEL VANDEN BROELE
Bahnhofstrasse 65
Wettingen, Switzerland

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 ESTELA ARGENTINA PEREZ LEON, whose address is 816 W Minnehaha, Tampa, FL 33604 on or before 9/15/25, and file the original with the clerk of this Court at 419 N Pierce St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

Copies of all court documents in this 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

(Continued on next page)

NOTICE OF HEARING FOR CLOSING AND VACATING

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

Vacating Petition V25-0001, vacate a platted public utility easement, lying within Lot 16 in the plat of Pebble Creek Village Unit 1, as recorded in Plat Book 45, Page 16, of the public records of Hillsborough County, Florida, located in Section 7, Township 27S, Range 20E, within folio 059240-1038.

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.

8/15-8/22/25LG 2T

HILLSBOROUGH COUNTY

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

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

8/15-9/5/25LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-071469

BOYETTE FARMS HOMEOWNERS' ASSOCIATION, INC.,
Plaintiff,

vs.

CHRISTOPHER LEWIS, TRUSTEE OF THE 9404 LAUREL LEDGE DR. LAND TRUST DATED JANUARY 23, 2024,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Order Resetting Foreclosure Sale entered in 24-CC-071469, entered on August 1, 2025 Ordering the Clerk of Court to reset the sale of the property on the below-mentioned date. Hereby, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 25, Block 12, BOYETTE FARMS PHASE 3, according to the Plat recorded in Plat Book 92, Page 87, as recorded in the Public Records of Hillsborough County, Florida.

and commonly known as: 9404 Laurel Ledge Drive, Riverview, FL 33569; 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 August 7, 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

45209.98

8/15-8/22/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-008495

HUNTERS LAKE HOMEOWNERS' ASSOCIATION, INC.,
Plaintiff,

vs.

THEODORE ALBERT NEWFIELD, JR. AND AMANDA FORTENBERRY NEWFIELD, HUSBAND AND WIFE,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-008495, that resulted from the Final Hearing on or about August 04, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-008495 on about August 06, 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 17, Block A, RESERVE AT HUNTERS LAKE, according to the map or plat thereof, as recorded in Plat Book 123, Page(s) 109 through 117, inclusive, of the Public Records of Hillsborough County, Florida.

and commonly known as: 1114 Tracey Ann Loop, Seffner, FL 33584; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com,** on **September 26, 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 August 6, 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

45163.12

8/15-8/22/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-071157

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

MICHAEL A. FLOYD, II,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 5, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 21, Walden Lake Unit 19, according to the map or plat thereof, as recorded in Plat Book 90, Page(s) 36, 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 26, 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/ 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

8/15-8/22/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-017849

EDGEWATER AT LAKE BRANDON HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

DILLON MATTHEW VITALE,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 5, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 1, Block 29, Edgewater At Lake Brandon, according to the map or plat thereof as recorded in Plat Book 103, Page 73, 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 26, 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/ 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

8/15-8/22/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-071425

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

GEORGE MELO, A MARRIED MAN AND THE UNKNOWN SPOUSE OF GEORGE MELO,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-071425, that resulted from the Final Hearing on or about August 04, 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-071425 on about August 06, 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 16, Block 2, South Fork Tract "L" Phase 1, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 31 through 40, inclusive, of the Public Records of Hillsborough County, Florida.

and commonly known as: 11301 Brighton Knoll Lp, Riverview, FL 33579; 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 26, 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 August 8, 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

45049.219

8/15-8/22/25LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 923185 from Serenity Capital Management, LLC., 400 North Tampa Street, Suite 1320, Tampa, FL 33602. Application received: 07/28/2025. Proposed activity: Commercial Development. Project name: 740 Eleton Commerical. Project size: 8.41 Acres Location: Section 08, Township 32 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

8/15/25LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
Division: Y
CASE NO.: 25-CC-026489

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

CHRISTOPHER NEIL HURLEY,
Defendant.

NOTICE OF ACTION

TO: CHRISTOPHER NEIL HURLEY
2921 Spring Hammock Drive
Plant City, FL 33566

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

Lot 11, Block 1, Walden Lake Unit 36, according to map or plat thereof, as recorded in Plat Book 84, Page(s) 25, 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 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 4th day of August, 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

8/15-8/22/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-024362

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

vs.

CHRISTY JEAUNE RIVERA,
Defendant.

NOTICE OF ACTION

TO: CHRISTY JEAUNE RIVERA
4547 Eternal Prince Drive
Ruskin, FL 33573

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

Lot 76, in Block 1 of CYPRESS CREEK PARCEL J PHASES 3 AND 4, according to the plat thereof, as recorded in Plat Book 136, Page 110, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and

(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

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 4th day of August, 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

8/15-8/22/25LG 2T

IN THE 13TH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001501

IN RE: ESTATE OF
JOHN HERBERT MILLER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Herbert Miller, deceased, whose date of death was December 25, 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.

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.

HILLSBOROUGH COUNTY

The date of first publication of this notice August 15, 2025.

Personal Representative:
/s/ Francine Ann Schlesser
3940 Wisdom Trail
Land O Lakes, FL 34638

Attorney for Personal Representative:
/s/ Fernando Ramos
Florida Bar Number: 1002559
North South Law Group
16703 Early Riser Avenue
Land O Lakes, FL 34638
Telephone: (813) 448-2102
E-Mail: framos@northsouthlaw.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-00258
Division B

IN RE: ESTATE OF
DAVID A. SZYMANSKI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of David A. Szymanski, deceased, whose date of death was May 14, 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.

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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 15, 2025.

Personal Representative:
/s/ Josephine L. Reed
13445 Staghorn Road
Tampa, Florida 33626

Attorney for Personal Representative:
/s/ J. Scott Reed, Esq.
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: wcoffey@pilka.com

8/15-8/22/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of **Tish Evans**

HILLSBOROUGH COUNTY

Vends, located in Hillsborough County in the City of Tampa, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 7th day of August, 2025.

Owner: Teshana Wilkens

8/15/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000942

IN RE: THE ESTATE OF
YVONNE GADSON DOUGLAS
a/k/a YVONNE M. DOUGLAS,
Deceased.

STATEMENT REGARDING CREDITORS

The undersigned, KENYA J. JONES, as Personal Representative of the estate of YVONNE GADSON DOUGLAS a/k/a YVONNE M. DOUGLAS, deceased, alleges:

1. YVONNE GADSON DOUGLAS a/k/a YVONNE M. DOUGLAS Date of Death Jan. 26, 2025.
2. A Notice to Creditors has been published as required by law, with the first publication occurring on August 15, 2025.
3. A diligent search has been made to ascertain the name and address of each creditor of the decedent and of all other persons having claims or demands against the estate.
4. The names and, if known, the addresses of all creditors and other persons ascertained to have or who may have claims or demands against the estate and who have not filed a timely claim, or who have not had their claim included in a Personal Representative's Proof of Claim filed in this proceeding, are:

   Agency For Health Care Administration, P. O. Box 12188, Tallahassee, FL 32317
5. A copy of the Notice of Creditors was promptly served on each of the persons listed above.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

/s/ Kaydell Wright-Douglas, Esq.
KAYDELL WRIGHT-DOUGLAS, ESQ.
Florida Bar No.: 139930
KAYDELL WRIGHT-DOUGLAS, P.A.
110 North Armenia Avenue, Suite A
Tampa, FL 33609
Telephone: (813) 254-4623
Facsimile: (813) 251-5373
E-mail: kwdouglas@kwdesqpa.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-001166
Division: B

IN RE: ESTATE OF
RICHARD J. SCOFIELD DECEASED

NOTICE TO CREDITORS

The administration of the estate of Richard J. Scofield, deceased, whose date of death was September 4, 2024, 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.

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 August 15, 2025.

Personal Representative:
Pamela Elizabeth Scofield Wallace
4001 Cypress Lane
Tampa, FL 33618

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 24-CP-002049

IN RE: ESTATE OF
WILLIAM LUKANCICH
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of William Lukancich, Jr., deceased, whose date of death was April 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 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.

HILLSBOROUGH COUNTY

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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 15, 2025.

Personal Representative:
/s/ Michelle Lukancich
2326 Cedar Trace Circle
Tampa, FL 33613

Attorneys 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 Ave.
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002599
Division A

IN RE: ESTATE OF
KENNETH C. BARRY, JR. AKA
KENNETH CHARLES BARRY, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KENNETH C. BARRY, JR. aka KENNETH CHARLES BARRY, JR., 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 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.

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.

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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 15, 2025.

Personal Representative:
DONNA KAYE APPEL
6305 Quail Ridge Drive
Tampa, FL 33625

Attorney for Personal Representative:
NORMAN A. PALUMBO, JR., ESQUIRE
Florida Bar Number: 329002
P.O. Box 10845
Tampa, FL 33679-0845
Telephone: (813) 831-4379
Fax: (813) 832-6803
E-Mail: nap.floridalaw@gmail.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CP-002040
DIVISION: PROBATE

IN RE: THE ESTATE OF:
JACKLIN SUSANNA SAFIE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jacklin Susanna Safie, deceased, whose date of death was April 17, 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.

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

(Continued on next page)

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, 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

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 V24-0013, vacate portion of improved platted public right-of-way lying within the plat of Map of Ruskin Colony Farms, as recorded in Plat Book 5, Page 63, of the Public Records of Hillsborough County, Florida, located in Section 3 & 4, Township 32 South, Range 19 East, abutting folios 055374-0000, 055374-0010, 054960-0050

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.

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8/15-8/22/25LG 2T

HILLSBOROUGH COUNTY

claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Antonio J.L. Safie-Lee
706 Hillpoint Way
Brandon, FL 33510

Attorney for Personal Representative:
Shawn Smith
Florida Bar Number: 489492
RTRLaw
189 S. Orange Avenue, Suite 840
Orlando, FL 32801
Telephone: (407) 343-5152
Fax: (954) 370-1992
E-Mail: ssmith@rtrlaw.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002517

IN RE: ESTATE OF
SATYA SAI REGULA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Satya Sai Regula, deceased, whose date of death was June 1, 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 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 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 Decedent's estate must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE.

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 15, 2025.

Personal Representative:
Phanendranath Kolli
5333 Cupid Darts Drive
Centreville, Virginia 20120

Attorney for Personal Representative:
/s/ J. Randy Edmonson
E-mail: randy@dewittlaw.com
Florida Bar No. 85858
DeWitt Law Firm, P.A.
1560 W. Cleveland Street
Tampa, Florida 33606
Telephone: (813) 251-2701

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-002484

IN RE: ESTATE OF
SUZAN B. KELLY,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of SUZAN B. KELLY, 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 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.

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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 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 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 15, 2025.

Personal Representative:
Peter J. Kelly
3109 W. Oaklyn Ave.
Tampa, FL 33609

Attorney for Personal Representative:
Peter J. Kelly, Esq.
Florida Bar No. 328618
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: (813) 224-9255
Email: pkelly@bushross.com
Secondary Email:
lsamuiloff@bushross.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No: 2025-CP-002567
Division: A

IN RE: DORIS C. WISE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Doris C. Wise, deceased, whose date of death was April 27, 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.

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 15, 2025.

Personal Representative:
Thomas Riggs
7202 Yardley Way
Tampa, Florida 33647

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CA-015282
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
DEMETRIC O`NEAL, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Agreed Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 6th day of August, 2025, and entered in Case No. 23-CA-015282, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and DEMETRIC O`NEAL; SHELL POINT COMMUNITY ASSOCIATION, INC. and AQUA FINANCE, 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 22nd day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 516, SHELL COVE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 58, 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 7th day of August, 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
11080-1018295

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

(Continued on next page)

NOTICE OF PUBLIC HEARING

ON August 28, 2025 @ 10:00 A.M. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. REZ-25-37

An ordinance rezoning property in the general vicinity of 4911 East 10th Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) RM-16 (Residential, Multi-family) to RM-24 (Residential, Multi-Family); providing an effective date.

File No. REZ-25-43

An ordinance rezoning property in the general vicinity of 4904 West Paul Avenue and folio number 131914-0000, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) CI (Commercial Intensive) to PD (Planned Development, Residential, Single-Family, Attached); providing an effective date.

File No. REZ-25-46

An ordinance rezoning property in the general vicinity of 1901 West Platt Street and 211 and 213 South Fremont Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) CG (Commercial General) and RM-16 (Residential, Multi-family) to PD (Planned Development, Residential, Single-Family, Attached); providing an effective date.

File No. REZ-25-52

An ordinance rezoning property in the general vicinity of 2801 North Tampa Street, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) CN (Commercial Neighborhood) to PD (Planned Development, Residential, Single-Family, Attached and Semi-Detached); providing an effective date.

File No. REZ-25-55

An ordinance rezoning property in the general vicinity of 2318 West North B Street, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) RM-16 (Residential, Multi-Family) to PD (Planned Development, Residential, Single-Family, Semi-Detached); providing an effective date.

File No. TA/CPA25-01

An ordinance amending the Tampa comprehensive plan, future land use element, future land use map, for the property located at 3606 West Bay to Bay Boulevard, from Residential-10 (R-10) to Residential-20 (R-20); providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

File No. AB2-25-04

An ordinance approving a special use permit (SU-2) for alcoholic beverage sales – bar/lounge (consumption on premises and package sales/off-premises consumption) and making lawful the sale of beer and wine at or from that certain lot, plot or tract of land located at 1301 West Cass Street, Tampa Florida, as more particularly described in section 2; providing that all ordinances or parts of ordinances in conflict are repealed; providing an effective date.

File No. AB2-25-11

An ordinance approving a Special Use Permit (SU-2) for alcoholic beverage sales – large venue (consumption on-premises, package sales consumption off premises) and making lawful the sale of beer and wine at or from that certain lot, plot or tract of land located at 2301 North Albany Avenue, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing Ordinance No. 2022-55; providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

8/15/25LG 1T

HILLSBOROUGH COUNTY

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,

HILLSBOROUGH COUNTY

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

HILLSBOROUGH COUNTY

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

HILLSBOROUGH COUNTY

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, 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

HILLSBOROUGH COUNTY

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 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:

(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

/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

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

HILLSBOROUGH COUNTY

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

HILLSBOROUGH COUNTY

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

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

HILLSBOROUGH COUNTY

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.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

(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 **9/10/2025** 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-25-0000516
NAME OF VIOLATOR: DRURY ELLARD
LOCATION OF VIOLATION: 818 S WEST SHORE BLVD, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: BEACH PARK LOT 14 & N 1 FT OF LOT 13 BLOCK 18 AND W 1/2 OF CLOSED ALLEY ABUTTING THEREON EAST
FOLIO: 113670.0000

CASE NO: COD-25-0000625
NAME OF VIOLATOR: SANDRA Y NELSON
LOCATION OF VIOLATION: 1515 W GRACE ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: COLLINS PHILIP 2ND ADDITION LOT 17 BLOCK 7.
FOLIO: 178446.0000

CASE NO: COD-25-0001246
NAME OF VIOLATOR: CAL J EUSTAQUIO
LOCATION OF VIOLATION: 917 E 12TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: BELMONT LOT 4 BLOCK 2
FOLIO: 198412.0000

CASE NO: COD-25-0001542
NAME OF VIOLATOR: ESTATE OF MAY SEEBARAN
LOCATION OF VIOLATION: 3924 W CASS ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 4 BLOCK 14
FOLIO: 114551.0000

CASE NO: COD-25-0001805
NAME OF VIOLATOR: BYM RETAIL LLC
LOCATION OF VIOLATION: 6102 S MACDILL AVE, TAMPA, FL
CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: SOUTHSIDE REV PLAT OF LOTS 1 TO 14 INCL BLK 5 AND ALL BLOCK 14 LOTS 1 & 2 AND LOT BEG NE COR OF LOT 3 AND RUN SELY 150 FT TO SE COR LOT 3 SWLY TO PT ON MAC DILL AVE AND N TO BEG...N 1/2 OF ALLEY S OF LOTS 1 & 2 AND ALL OF ALLEY S OF LOT 3 BLOCK 14
FOLIO: 135596.0000

CASE NO: COD-25-0002062
NAME OF VIOLATOR: JPAC TRUST
LOCATION OF VIOLATION: 2703 N 29TH ST, TAMPA, FL
CODE SECTIONS: 19-231(5)c 19-231(6) 19-231(8) 19-231(13) 19-231(14)b 19-231(15)b 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: GREENVILLE SUBDIVISION PLAT 3 PG 50 LOTS 9 AND 10 BLOCK 18 AND W 1/2 OF VACATED ALLEY LYING EAST OF LOT 9
FOLIO: 188588.0000

CASE NO: COD-25-0002153
NAME OF VIOLATOR: PAUL TIMOTHY VADNAIS
LOCATION OF VIOLATION: 1907 N 34TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: EAST BAY ADDITION LOT 9 LESS PART FOR RD DESC AS BEG AT SW COR & RUN E 2.91 FT NWLY 20.21 FT & S ...
FOLIO: 175592.0000

CASE NO: COD-25-0002166
NAME OF VIOLATOR: JASON L MC BRIDE
LOCATION OF VIOLATION: 2702 E EMMA ST, TAMPA, FL
CODE SECTIONS: 19-231(3) 19-231(10) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: ENGLEWOOD LOT 30 LESS RT OF WAY BLOCK 6
FOLIO: 155707.0000

CASE NO: COD-25-0002190
NAME OF VIOLATOR: 36TH YBOR COMMERICAL YARD
LOCATION OF VIOLATION: 1603 N 36TH ST, TAMPA, FL
CODE SECTIONS: 22-8 22-60
LEGAL DESCRIPTION: EAST BAY PARK SECOND REVISION LOTS 1 TO 14 INCL BLOCK 1
FOLIO: 175903.0000

CASE NO: COD-25-0002240
NAME OF VIOLATOR: VISTORIA B AND SANDRA B
LOCATION OF VIOLATION: 2612 E POINSETTIA AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)a
LEGAL DESCRIPTION: ALTMAN COLBY LAKE SUBDIVISION LOT 1 BLOCK 4
FOLIO: 143153.0000

CASE NO: COD-25-0002417
NAME OF VIOLATOR: PALMETTO BEACH COMMUNITY
LOCATION OF VIOLATION: 308 S 22ND ST, TAMPA, FL
CODE SECTIONS: 19-233(a) 19-237(3)a,g
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 13 BLOCK 27
FOLIO: 190784.0000

CASE NO: COD-25-0002617
NAME OF VIOLATOR: UGA STREET PROPERTIES LLC
LOCATION OF VIOLATION: 3607 N 52ND ST, TAMPA, FL
CODE SECTIONS: 19-231(1)a 19-231(1)f 19-231(10) 19-231(17)
LEGAL DESCRIPTION: GRANT PARK LOT 16 BLOCK 15
FOLIO: 158981.0000

CASE NO: COD-25-0002712
NAME OF VIOLATOR: TIMOTHY AND REBECCA
LOCATION OF VIOLATION: 8728 ASHWORTH DR, TAMPA, FL
CODE SECTIONS: 19-59 19-231(15)c
LEGAL DESCRIPTION: HAMPTON ON THE GREEN PHASE 2 LOT 26 BLOCK 3
FOLIO: 33972.0198

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

CASE NO: COD-25-0002088
NAME OF VIOLATOR: DAVID A THOMAS
LOCATION OF VIOLATION: 4185 E HILLSBOROUGH AVE, TAMPA, FL
CODE SECTIONS: 27-283.2 27-326
LEGAL DESCRIPTION: LOT BEG 50 FT S & 25 FT W OF NE COR OF NW 1/4 & RUN S 145 FT W 100 FT N 145 FT E 100 FT TO POB
FOLIO: 153488.0000

CASE NO: COD-25-0002136
NAME OF VIOLATOR: LIGHTHOUSE BAY HOLDINGS LTD
LOCATION OF VIOLATION: 5055 S DALE MABRY HWY, TAMPA, FL
CODE SECTIONS: 27-290.3 27-326
LEGAL DESCRIPTION: THE N 900 FT OF NE 1/4 OF NW 1/4 E OF RR R/W LESS HWY AND N 900 FT OF NW 1/4 OF NE 1/4 LESS TRACT: DESC AS COM ON NWLY R/W LINE OF CHURCH ST AND THE N R/W LINE OF GANDY BLVD THN S 00 DEG 31 MIN 05 SEC W 100 FT TO PT OF INTERSEC WITH S R/W LINE OF GANDY BLVD RUN S 89 DEG 28 MIN 55 SEC E 114.47 FT TO POB THN S 89 DEG 28 MIN E 994.72 FT THN S 00 DEG 56 MIN 12 SEC W 530 FT THN S 69 DEG 18 MIN 43 SEC W 167.08 FT THN N 75 DEG 11 MIN 51 SEC W 1063.98 FT THN N 29 DEG 59 MIN 53 SEC E 378 FT TO POB AND LESS R/W FOR DALE MABRY HWY
FOLIO: 132493.0000

CASE NO: COD-25-0002175
NAME OF VIOLATOR: BONNIE M BARBIERA/LIFE ESTATE
LOCATION OF VIOLATION: 475 MARMORA AVE, TAMPA, FL
CODE SECTIONS: 27-290.0 27-326
LEGAL DESCRIPTION: BYARS THOMPSON ADDITION DAVIS ISLAND LOT 5 BLOCK 2
FOLIO: 196401.0000

CASE NO: COD-25-0002199
NAME OF VIOLATOR: EDWIN A ARTIENDA
LOCATION OF VIOLATION: 2604 E 110TH AVE, TAMPA, FL
CODE SECTIONS: 27-287.25(e)(3)
LEGAL DESCRIPTION: SHERWOOD HEIGHTS UNIT NO 2 LOT 12 LESS E 1 FT BLOCK 8
FOLIO: 140983.0000

CASE NO: COD-25-0002304
NAME OF VIOLATOR: JOAN KING
LOCATION OF VIOLATION: 4010 N 29TH ST, TAMPA, FL
CODE SECTIONS: 19-46 19-49 19-50 19-231(15)c 27-283.11(b) 27-326
LEGAL DESCRIPTION: NORTH CAMPOBELLO LOT 3 BLOCK 3
FOLIO: 155580.0000

CASE NO: COD-25-0002370
NAME OF VIOLATOR: TANNOUS, NIDIA
LOCATION OF VIOLATION: 11402 N 30TH ST, TAMPA, FL
CODE SECTIONS: 27-289.9 27-326
LEGAL DESCRIPTION: EAST 285 FT OF SOUTH 168 FT OF NORTH 228 FT OF SE 1/4 OF NE 1/4 OF NW 1/4
FOLIO: 140526.0000

CASE NO: COD-25-0002382
NAME OF VIOLATOR: JOE ANNA HUMPHREY ESTATE
LOCATION OF VIOLATION: 3011 N JEFFERSON ST, TAMPA, FL
CODE SECTIONS: 27-287.25(e)(3)
LEGAL DESCRIPTION: CENTRAL PARK BLKS 1 2 4 TO 12 13 14 AND 15 S 52 1/2 FT OF LOTS 9 AND 10 BLOCK 5
FOLIO: 182962.0000

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

8/15-9/5/25LG 4T

HILLSBOROUGH COUNTY

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 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. 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 other 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 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
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

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

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

(Continued on next page)

HILLSBOROUGH COUNTY

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

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 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

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 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 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

(Continued on next page)

HILLSBOROUGH COUNTY

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.: **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

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.: **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 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

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412025CP001797CPAXMA

IN RE: ESTATE OF
BREONTE LAMAR JOHNSON DAVIS, SR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BREONTE LAMAR JOHNSON DAVIS, SR., deceased, whose date of death was November 2, 2023; File Number 412025CP-001797CPAXMA, 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 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 15, 2025.

Personal Representative:
/s/ SEAN F. BOGLE, ESQ.

Attorneys for Personal Representative:
/s/ Sean F. Bogle, Esq.
Email: sean@boglelawfirm.com
Florida Bar No. 0106313
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

8/15-8/22/25LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received the Environmental Resource Permit Modification Application (No. 915579) from Atwell, LLC, 8725 Pendery Place, Suite 101, Bradenton, Florida 34201. Application received: May 19th, 2025. Proposed activity: New Individual Construction. Project name: Terranova Equestrian Competitor Farm Stay, The project site is located west side of MJ Road and east of the Myakka River in Myakka City, Manatee County Florida. The project site encompasses approximately 15.63 acres located north of Clay Gully Road, west of MJ Road and directly abuts the Myakka River to the west in Myakka City, Manatee County, Florida. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at Tampa Office at 7601 U.S. Hwy 301 Tampa, FL 33637-6759. 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 Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

8/15/25LG 1T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2025-CP-001748

IN RE: ESTATE OF
ROBERT J. BROOKS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT J. BROOKS, deceased, whose date of death was June 25, 2025; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2025-CP-001748; the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of 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 15, 2025.

Personal Representative:
James F. Brooks
945 Gulf View Boulevard
Dunedin, FL 34698

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025 CA 1702

IN RE: THE ESTATE OF:
Patricia Ann Smith,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Patricia Ann Smith, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. 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 claim 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.

Personal Representative of Estate:
Laura Rowe
2609 6th Avenue East
Palmetto, Florida 34221

Attorney for the Personal Representative:
John Paul Fleck, Jr., Esquire
1111 Ninth Avenue West, Suites C & D
Bradenton, Florida 34205
Florida Bar No. 355747
manateecountylaw@aol.com
(941) 749-1832

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001360AX

IN RE: ESTATE OF
NICHOLAS S. SACCHI a/k/a
SILVIO NICHOLAS SACCHI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NICHOLAS S. SACCHI, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205, United States. The names and addresses of the personal 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.

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 de-

(Continued on next page)

MANATEE COUNTY

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

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

NOTWITHSTANDING THE TIME 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

ORANGE COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CA005703-O

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RELIANT TRUST, SERIES RIF
Plaintiff,
vs.
CARLOS FLORES; et al,
Defendants.

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: CARLOS FLORES
LAST KNOWN ADDRESS IS 2057 TIPTREE CIR, ORLANDO, FL 32837

UNKNOWN SPOUSE OF CARLOS FLORES WHOSE ADDRESS IS UNKNOWN

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

LOT 46, SOUTHCHASE UNIT 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 119 AND 120, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

more commonly known as 2057 Tiptree Cir, Orlando, FL 32837.

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 30 days from the first date of 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.

"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".

WITNESS my hand and seal of this Court on the 12th day of August, 2025.

Tiffany Moore Russell, Clerk of Courts
Orange County, Florida
425 N Orange Ave, Orlando, FL 32801

By: s/ Rashada Thomas
Deputy Clerk

8/15-8/22/25LG 2T

OSCEOLA COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

WORLD LIFE FINANCIAL GROUP LLC

Owner: Gabriel Escalona Rincon
1712 N Main St.
Kissimmee, FL 34744

8/15/25LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023 CA 004029 MF

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST,
Plaintiff,
vs.
RICARDO AGOSTINHO, et al,
Defendant(s).

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 30, 2025, and entered in Case No. 2023 CA 004029 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which U.S. Bank Trust National Association not in its Individual Capacity but soley as Owner Trustee for RCAF Acquisition Trust, is the Plaintiff and Ricardo Agostinho, Celebration Residential Owners Association, Inc., are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on September 30, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 219, CELEBRATION NORTH VILLAGE UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 181, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 209 NORFOLK PLACE KISSIMMEE FL 34747

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

Dated this 6th day of August, 2025.

By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com

IN/22-010360

8/15-8/22/25LG 2T

NOTICE OF SALE

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

2012 KIA UT KNDPC3A24C7304869 SEPT. 2, 2025 AT: BAM BAM AUTO REPAIR ENTERPRISES LLC 1103 PORTAGE ST, KISSIMMEE, FL 34741 P#: 407-750-8075 TOTAL: $7,089.14

2015 TOYT 4D 2T1BURHE9FC472830 SEPT. 24, 2025 AT: KISSIMMEE AUTO BODY INC. 840 E DONEGAN AVE, KISSIMMEE, FL 34744 P#: 689-221-5097 TOTAL: $2,581.00

TERMS OF THE SALE ARE CASH, NO CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS, NO GUARANTEES. VEHICLES ARE SUBJECT TO RELEASE PRIOR TO SALE.

8/15/25LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY, FLORIDA
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST,
Plaintiff,
vs.
CHRISTOPHER M. WAGNER; et al.,
Defendants. Case No: 2023 CA 003728
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 06/24/2025, and entered in Case No. 2023 CA 003728 of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST, is the Plaintiff and CHRISTOPHER M. WAGNER; CHRISTOPHER H. WAGNER; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JOSEPH L. THOMPSON; DORAL WOODS HOMEOWNERS ASSOCIATION, INC;, are Defendant(s), Kelvin Soto, Osceola County Clerk of Courts will sell to the highest and best bidder for cash at the Osceola Historical Courthouse, 2 Courthouse Square, Rm. 204 (2nd Floor), Kissimmee, FL 34741 at 11:00 a.m. on November 12, 2025, the following described property set forth in said Final Judgment, to wit:
LOT 5, BLOCK 3219, POINCIANA ESTATES SECTION B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 211 THROUGH 215, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.
Commonly known as: 2928 Elbert Way, Kissimmee, FL 34758
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 August 11, 2025
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs any accommodation in order to participate in 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 notice; If you are hearing or voice impaired, call 1-800-955-8771.
11080-1018427

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
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

PASCO COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025-DR-117

PHILLIS MARTIN and JOSHUA MARTIN,
Petitioner,
v.
ADRIANA M. LOPEZ,
Respondent.

NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER

TO: JOSEPH LITKEA
2126 Druid Road, Apt, 4206,
Clearwater, FL 33764

YOU ARE NOTIFIED that a Petition for Temporary Custody by Extended Family Member has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lindsay Ruiz Bash, Esq. (Attorney for Petitioner), whose address is P.O. Box 1981, Land O Lakes, Florida 34639 on or before September 15, 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: 31
Race: Caucasian
Hair Color: Dirty Blonde to Light Brown
Eye Color: Blue
Approximate Height: 6'2"
Approximate Weight: Unknown
Dates of Publication: August 15, 2025, August 22, 2025, August 29, 2025, September 5, 2025

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

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

Dated 8/13/2025

Clerk of the Circuit Court
K.S.
Deputy Clerk

8/15-9/5/25 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA002580CAAXES

FREEDOM MORTGAGE CORPORATION
Plaintiff,
vs.
TIMOTHY T. GASKIN A/K/A TIMOTHY GASKIN AND SHANNA N. SEVERANCE A/K/A SHANNA SEVERANCE, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Unknown spouse of Shanna N. Severance A/K/A Shanna Severance
Last Known Address: 4330 5th St, Zephyrhills, FL 33542
Current Residence: UNKNOWN

Unknown spouse of Shanna N. Severance A/K/A Shanna Severance
Last Known Address: 2706 Kala Ln, Planty City, FL 33563
Current Residence: UNKNOWN

Unknown spouse of Timothy T. Gaskin A/K/A Timothy Gaskin
Last Known Address: 4330 5th St, Zephyrhills, FL 33542
Current Residence: UNKNOWN

Unknown spouse of Timothy T. Gaskin A/K/A Timothy Gaskin
Last Known Address: 2706 Kala Ln, Plant City, FL 33563
Current Residence: UNKNOWN

Unknown spouse of Timothy T. Gaskin A/K/A Timothy Gaskin
Last Known Address: 6105 W Dormany Rd, Plant City, FL 33565
Current Residence: UNKNOWN

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

BEING THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF SECTION 14, RUN S 00° 45' 53" W, 665.57 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 14 TO THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE RUN S 89° 47' 41"W., 497.95 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE S 00° 46' 48" W., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE S 00° 46' 48" W., 103.87 FEET; THENCE S 89° 47' 41" W, 150 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 5TH STREET; THENCE RUN N 00° 46' 48" E, 103.87 FEET ALONG THE EAST RIGHT OF THE WAY LINE OF 5TH STREET TO THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE; THENCE RUN N 89° 47' 41"E, ALONG THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE 150.00 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before September 15, 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. 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 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this 12th day of August, 2025.

Nikki Alvarez-Sowles, Esq.
As Clerk of Court

By: s/ Haley Joyner
As Deputy Clerk

Miller, George & Suggs, PLLC

8/15-8/22/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-007470

THE PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
VANESSA ADELE CROSS,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 1, 2025 by the County Court, Pasco County, Florida, the property described as:

Lot 69, Block 1, SOUTH BRANCH PRESERVE PHASES 2B AND 3B, according to the plat as recorded in Plat Book 80, Pages 70 through 77 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/ Brittnie Burns
Brittnie M. Burns, Esq.
Florida Bar No.: 1011908
bburns@bushross.com
Alexa Camareno Caldevilla, Esq.
Florida Bar No.: 1031636
acamareno@.bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Telephone No.: (813) 204-6492
Facsimile No.: (813) 223-9620
Attorney for Plaintiff

8/15-8/22/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-006078

PALM COVE OF WESLEY CHAPEL HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
LARHONDA BELK,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 12, 2025 by the County Court, Pasco County, Florida, the property described as:

Lot 38, Block 2, map or plat entitled 'PALM COVE PHASE 2', as recorded in Plat Book 54, Pages 111 through 126, 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 22, 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

(Continued on next page)

PASCO COUNTY

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA000229CAAXES
Division: B

HIGHLAND OAKS TOWN HOME ASSOCIATION, INC.,
a Florida not for profit corporation,
Plaintiff,

vs.

BELL HARBOR, LLC, a defunct Florida limited liability company, JOHN M. DALFINO, deceased, KRISTINE DALFINO, JARRYD DALFINO, AMANDA DALFINO, ADAM DALFINO, JOSEPH DALFINO, ANY AND ALL UNKNOWN HEIRS OF JOHN M. DALFINO, and ANY AND ALL UNKNOWN PARTIES,
Defendant.

NOTICE OF ACTION

TO: Defendants, JOHN M. DALFINO, deceased, and ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; 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, 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 subject property described in Plaintiffs, HIGHLAND OAKS TOWN HOME ASSOCIATION, INC, First Amended Complaint to Quiet Title to Real Property ("Complaint") filed in this action:

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

THE NORTH 220 FEET OF EAST ½ OF SOUTHWEST ¼ LYING EAST OF FT. KING ROAD AND NORTH 220 FEET OF WEST ½ OF SOUTHEAST ¼ OF SOUTHWEST ¼, ALL IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

LESS THOSE PARCELS DESCRIBED IN:

1. OFFICIAL RECORDS BOOK 6394, PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
2. OFFICIAL RECORDS BOOK 6394, PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
3. OFFICIAL RECORDS BOOK 6394, PAGES 267 THROUGH 268, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
4. OFFICIAL RECORDS BOOK 6394, PAGES 113 THROUGH 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
5. OFFICIAL RECORDS BOOK 6409, PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
6. OFFICIAL RECORDS BOOK 6426, PAGES 1596 THROUGH 1597, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
7. OFFICIAL RECORDS BOOK 6457, PAGES 50 THROUGH 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
8. OFFICIAL RECORDS BOOK 6472, PAGES 1878 THROUGH 1879, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
9. OFFICIAL RECORDS BOOK 6468, PAGES 589 THROUGH 590, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
10. OFFICIAL RECORDS BOOK 6457, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
11. OFFICIAL RECORDS BOOK 6547, PAGES 1771 THROUGH 1772, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
12. OFFICIAL RECORDS BOOK 6620, PAGES 888 THROUGH 889, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
13. OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
14. OFFICIAL RECORDS BOOK 6522, PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
15. OFFICIAL RECORDS BOOK 6696, PAGES 1781 THROUGH 1782, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
16. OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
17. OFFICIAL RECORDS BOOK 6743, PAGES 1398 THROUGH 1399, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
18. OFFICIAL RECORDS BOOK 6743, PAGES 1489 THROUGH 1490, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
19. OFFICIAL RECORDS BOOK 6820, PAGES 1385 THROUGH 1386, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
20. OFFICIAL RECORDS BOOK 6814, PAGES 1479 THROUGH 1480, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
21. OFFICIAL RECORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
22. OFFICIAL RECORDS BOOK 6806, PAGES 1954 THROUGH 1955, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
23. OFFICIAL RECORDS BOOK 6787, PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
24. OFFICIAL RECORDS BOOK 6814, PAGES 1508 THROUGH 1509, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
25. OFFICIAL RECORDS BOOK 6901, PAGES 522 THROUGH 523, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
26. OFFICIAL RECORDS BOOK 6901, PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
27. OFFICIAL RECORDS BOOK 6922, PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
28. OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
29. OFFICIAL RECORDS BOOK 6922, PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
30. OFFICIAL RECORDS BOOK 7024, PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
31. OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
32. OFFICIAL RECORDS BOOK 7101, PAGES 80 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
33. OFFICIAL RECORDS BOOK 7110, PAGES 976 THROUGH 977, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
34. OFFICIAL RECORDS BOOK 7110, PAGES 1245 THROUGH 1246, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
35. OFFICIAL RECORDS BOOK 7101, PAGES 200 THROUGH 201 , OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
36. OFFICIAL RECORDS BOOK 7291, PAGES 817 THROUGH 818, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
37. OFFICIAL RECORDS BOOK 7291, PAGES 850 THROUGH 851, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
38. OFFICIAL RECORDS BOOK 7291, PAGES 878 THROUGH 879, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
39. OFFICIAL RECORDS BOOK 7291, PAGES 1039 THROUGH 1040, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
40. OFFICIAL RECORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
41. OFFICIAL RECORDS BOOK 7375, PAGES 26 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
42. OFFICIAL RECORDS BOOK 7375, PAGES 394 THROUGH 395, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
43. OFFICIAL RECORDS BOOK 7375, PAGES 409 THROUGH 410, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
44. OFFICIAL RECORDS BOOK 7518, PAGES 1075 THROUGH 1076, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
45. OFFICIAL RECORDS BOOK 7533, PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
46. OFFICIAL RECORDS BOOK 7533, PAGES 343 THROUGH 344, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
47. OFFICIAL RECORDS BOOK 7533, PAGES 297 THROUGH 298, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

AND SUBJECT TO THOSE CERTAIN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT(S) DESCRIBED IN OFFICIAL RECORDS BOOK 7687, PAGES 1227 THROUGH 1228, OF THE 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 Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, 28 days after date of first publication, on or before 9/15/2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on August 12, 2025.

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Haley Joyner

Dated on August 7, 2025

/s/ Scott W. Fitzpatrick, B.C.S., Esq.
Florida Bar No. 0370710
Eggert Fitzpatrick

8/15-9/5/25 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 25-DR-000967

CARLA BLANKENSHIP,
Petitioner

and

CHARLES BLANKENSHIP IV,
Respondent.

NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE AND FOR OTHER RELIEF

TO: CHARLES BLANKENSHIP IV
Last known address: 15904 NW 118th Place, Alachua, FL 32615

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 CARLA BLANKENSHIP, whose address is c/o Christopher Paul Fordham, Esq., 4830 West Kennedy Boulevard, Suite 600 - #1232, Tampa, FL 33609, on or before 9/15/2025, and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated 8/12/2025

Clerk of the Circuit Court

By: /s/ Rita Meyer
Deputy Clerk

8/15-9/5/25LG 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001257CPAXES

IN RE: ESTATE OF
DEWAYNE SHARER A/K/A
HAROLD DEWAYNE SHARER
Deceased

NOTICE TO CREDITORS

The administration of the estate of DEWAYNE SHARER A/K/A HAROLD DEWAYNE SHARER, deceased, whose date of death was June 13, 2025; File Number 2025CP001257CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. 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 15, 2025.

Personal Representative:
TAMIE JANICE DAVIS
12848 Honeybrook Drive
Hudson, FL 34669

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
FAMILY DIVISION
CASE NO.: 25-DR-003262

IN RE: The Marriage Of
KILEY JEAN MARIE LIBERTINO,
Petitioner,

and

SHANE JACOB ERWIN,
Respondent.

NOTICE OF ACTION – DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

TO: SHANE JACOB ERWIN
l/k/a 5645 36th Court E., Unit 204
Ellenton, FL 34222

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Thomas F. Gilbert, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azeele St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before September 15, 2025, and file the original with the clerk of this court either before service on Petitioner's attorney or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the Petition.**

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a 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 pleadings.

WITNESS my hand and seal of said Court on this August 12, 2025.

By: /s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

8/15-9/5/25LG 4T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 921167 from Eisenhower Property Group, LLC., 111 South Armenia Ave., Suite 201 Tampa, FL 33609. Application received: 6/30/25. Proposed activity: Mass grading and master stormwater plan to serve future school site. Project name: EPG - Residential School Parcel. Project size: 92.29 acres. Location: Section(s) 20, 21, 28, 29 Township 26 South, Range 21 East, in Pasco 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.

8/15/25LG 1T

NOTICE OF APPLICATION RECEIVED THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 923925 from Lennar Homes, LLC Attn: Brian Panico,4301 W. Boy Scout Blvd., Ste 600, Tampa, FL 33607. Application received: 08/07/25. Proposed activity: Roadway & Mass Grading. Project name: Kokolakis Vision Road and Mass Grading. Project size: 177.48 acres Location: Section(s) 10 & 15 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

8/15/25LG 1T

NOTICE OF APPLICATION RECEIVED THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 923647 from Lockhart Management Group, Inc. Attn: James S. Lockhart, 7280 W. Palmetto Park Rd., Ste. 306N, Boca Raton, FL 33433. Application received: 08/04/25. Proposed activity: Mass Grading. Project name: McCabe VOPH Mass Grading. Project size: 68.98 acres Location: Section(s) 12 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

8/15/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022CP001531CPAXWS

IN RE: ESTATE OF
FRANCES CHARIS KRASKA
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: VICTORIA RIBERY AND ANY AND ALL HEIRS OF THE ESTATE OF FRANCES CHARIS KRASKA

YOU ARE NOTIFIED that a Petition for Approval of Confidential Settlements and Allocation as to Settlement with Heather Hill Healthcare Center and Bear Creek Nursing Center 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 September 14, 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 August 11, 2025

s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Jennifer Odell

8/15-9/5/25LG 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001185

IN RE: ESTATE OF
GARY L. FIRST
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GARY L. FIRST, deceased, whose date of death was May 23, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33523-3805. 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 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 15, 2025.

Personal Representative:
/s/ Sarah M Lesniewski
SARAH LESNIEWSKI
1542 Gray Station Sulphur Springs Rd.
Jonesborough, Tennessee 37659

Attorney for Personal Representative:
/s/ C Waller Douthard
CHELSEA WALLER DOUTHARD, ESQ.
Florida Bar Number: 112266
WALLER LAW, P.A.
P.O. Box 1668
Dade City, Florida 33526
Telephone: (352) 567-4690
Fax: (352) 567-1307
E-Mail: pleadings@wallerlawfl.com
Secondary E-Mail:
chelsea@wallerlawfl.com

8/15-8/22/25LG 2T

THE CIRCUIT COURT FOR THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000861

IN RE: ESTATE OF
BRENDA JOYCE BAST,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BRENDA JOYCE BAST Deceased, whose date of death was March 2, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, Suite 105, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

(Continued on next page)

PASCO COUNTY

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

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

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Gary M. Webb
255 Young Drive
Clarksville, GA 30523

Attorney for Personal Representative:
Edward J Gonzalez, Esquire
Florida Bar No. 292350
2917 W. Kennedy Boulevard, Suite 120
Tampa, FL 33609
Telephone: (813) 224-0632
Primary Email:
thegonzalezlawfirmfl@gmail.com

8/15-8/22/25LG 2T

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:

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

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

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-002138-FD
Division: 09

RANDI LYNN HICKS,
Petitioner,
and
TOYIUS WRIGHT,
Respondent.

NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (FAMILY)

TO: TOYIUS WRIGHT
Last Known Address: 16400 N Park St, Southfield MI 48075

YOU ARE NOTIFIED that an action for Name Change has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on RANDI HICKS, whose address is 2228 26th Ave S, St. Petersburg FL 33712, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Room 170, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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 8/7/2025

Ken Burke
Clerk of the Circuit Court
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

By: /s/ Stevie Ayars
Deputy Clerk

8/15-9/5/25LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY
CIVIL DIVISION
Case No.: 23-008620-CI
Division: 11

REGIONS BANK,
Plaintiff,
-vs-
LESLIE A. BROUGH f/k/a LESLIE STUMPO and FRANK J. PAVLUK a/k/a FRANK JOSEPH PAVLUK; if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; DISCOVER BANK; UNKNOWN TENANT #1 and UNKNOWN TENANT #2,
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure and an Order Granting Motion to Cancel Sale entered in the above-styled cause, in the Circuit Court of Pinellas County, Florida, Ken Burke, the Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as:

Lot 1, Block 3, RIO VISTA, according to the plat thereof as recorded in Plat Book 7, Page(s) 48, of the Public Records of Pinellas County, Florida,

at public sale, to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com beginning at 10:00 a.m. on October 8, 2025.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

DATED this 12th day of August, 2025.

ROD B. NEUMAN, Esquire
For the Court

By: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman
3321 Henderson Blvd, Tampa, FL 33609

8/15-8/22/25LG 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:

FREEDOM FLUENT

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

8/15/25LG 1T

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-002702-CI

M&T BANK
Plaintiff,
vs.
ADRIA MICHELLE STEPHENS, ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: Unknown spouse of Adria Michelle Stephens
Last Known Address: 2005 Seaside Cay Drive, Clearwater, FL 33763
Current Residence: UNKNOWN

Unknown spouse of Adria Michelle Stephens
Last Known Address: 5645 N County Road 901 E, Brownsburg, IN 46112
Current Residence: UNKNOWN

Unknown spouse of Adria Michelle Stephens
Last Known Address: 8851 US Highway 19 N Apt 1328, Pinellas Park, FL 33782
Current Residence: UNKNOWN

Adria Michelle Stephens
Last Known Address: 2005 Seaside Cay Drive, Clearwater, FL 33763
Current Residence: UNKNOWN

Adria Michelle Stephens
Last Known Address: 5645 N County Road 901 E, Brownsburg, IN 46112
Current Residence: UNKNOWN

Adria Michelle Stephens
Last Known Address: 8851 US Highway 19 N Apt 1328, Pinellas Park, FL 33782
Current Residence: UNKNOWN

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

LOT 2, BLOCK 49 OF TOWNHOME MANORS OF COUNTRYSIDE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE(S) 40 AND 41, OF 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on 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. 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 the seal of this Court this 11th day of August, 2025.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: s/ Stevie Ayars
As Deputy Clerk

Miller, George & Suggs, PLLC

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006353-ES-03

IN RE: THE ESTATE OF
HAROLD R. WEBB,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harold R. Webb, deceased, File Number 25-006353-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

IN NO EVENT SHALL ANY CLAIM BE FILED LATER THAN TWO YEARS AFTER THE DECEDENT'S DATE OF DEATH.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Date of death of the decedent is January 25, 2025.

The date of the first publication of this Notice is August 15, 2025.

Personal Representative:
/s/ Russell F. Biegel
Russell F. Biegel
4941 SW 196 Avenue
Dunellon, FL 34431

Attorney for Personal Representative:
/s/ William A. Borja
William A. Borja
600 Bypass Drive, Suite 106
Clearwater, FL 33764

(Continued on next page)

PINELLAS COUNTY

(727) 442-1842
waborja@aol.com
FBN 117622

8/15-8/22/25LG 2T

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

NOTICE OF INTENT TO ISSUE

THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP OR DEPARTMENT) GIVES NOTICE OF ITS INTENT TO ISSUE A PERMIT UNDER SECTION 403.722, FLORIDA STATUTES (F.S.), AND CHAPTERS 62-4, 62-701, 62-710 AND 62-730 OF THE FLORIDA ADMINISTRATIVE CODE (F.A.C.) TO HAGAN HOLDING COMPANY. This permit relates to the facility located at 843 43rd Street South, in St. Petersburg, Pinellas County, Florida, having assigned facility ID number FLD152764767, and is issued as part of DEP's Used Oil and Solid Waste management programs.

The draft Permit contains the conditions for Permit(s) 33721-008-SO & 33721-009-HO. The Used Oil & Material Processing Permit is intended to be issued to allow HAGAN HOLDING COMPANY (D/B/A HOWCO Environmental Services) to operate a used oil and material processing facility at HOWCO St. Petersburg located in St. Petersburg, Florida.

Copies of the application and the draft Permit are available for public inspection during normal business hours 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at DEP Southwest District Office, 13501 Telecom Parkway North, Temple Terrace, Florida 33637, (813) 470-5700, and at Permitting & Compliance Assistance Program, Division of Waste Management, Bob Martinez Office Building, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400, (850) 245-8913. Electronic copies of the application and supplemental information can be accessed in the Department's OCULUS data system located at:

https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&[guid=2.518150.1]&[profile=Cleanup_Remediation

https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&[guid=2.518152.1]&[profile=Permitting_Authorization

https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&[guid=2.518151.1]&[profile=Permitting_Authorization

https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=getEntity&[guid=2.514240.1]&[profile=Discovery_Compliance

The Department will issue the Permit unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

English Proficiency Coordinator at 850-245-2118 or LEP@FloridaDEP.gov. If you have a hearing or speech impairment, please contact the agency using the Florida Relay Service, 800-955-8771 (TDD) or 800-955-8770 (voice).

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

If you have any questions, please contact Jeff Ray by telephone at (850) 245-8913 or by e-mail at Jeff.a.Ray@Floridadep.gov.

EXECUTION AND CLERKING

Executed in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Natasha Lampkin, Assistant Director

Division of Waste Management

2600 Blair Stone Road, MS 4550

Tallahassee, Florida 32399-2400

FILING AND ACKNOWLEDGMENT

FILED on this date pursuant to Section 120.52(11), Florida Statutes, with the designated Department Clerk, receipt of which is hereby acknowledged.

Dated 8/11/2025

/s/ Tamela Starling

8/15/25LG 1T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on August 26th 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

10314-10340 US HWY 19 PORT RICHEY, FL 34668

2116	David Daugherty	$461.80
2170	Vincent Pensabene	$430.
1171	Scott Adams	$651.20
1205	Rayshawn Strong	$335.45
1262	Frank Trimboli	$662.90
0026	Michael Markell	$636.05
1054	Jerryell Cannon	$338.45
1306-08	Caroline Lumpkin	$641.

2180 BELCHER RD S. LARGO, FL 33771

E131	Cyndie Hahn	$662.90
B016	Christopher Hill	$1257.50
A020	Lori Haberstroh	$446.60
B008	Crystal Brinson	$759.65

6209 US HWY 19 NEW PORT RICHEY FL 34652

F-039	Cynthia Wagner	$574.20
E-053	Lenny Bova	$298.
D-046	Christopher Muller	$311.60
E-040	Timothy Hyde	$672.
H-033	Dawn Block	$750.20
D-011	Robert Strong	$523.60
H-037	Ryan Yahner	$985.20
F-050	Justin Deist	$589.40
H-025	Lenny Bova	$371.25
A-069	Colin Winterton	$507.00
C-007	Jordan Santos	$915.00

4015 PARK BLVD. PINELLAS PARK, FL 33781

B135	Tameika Shedrick	$697.85
D245	Jerrod Douse	$786.50
D327	George O'Connor	$459.05
C020	Jake Niedert	$616.55

13240 WALSINGHAM RD. LARGO, FL 33774

D308	Tracey Waters	$258.20
C227	Diana Cooper	$672.
C031	Erenst Simmons	$800.20

975 2ND AVE S. ST. PETERSBURG, FL 33705

B127	Rahim Cook	$610.
5005	Yadreece Turner	$629.
2062	Bryan Kessler	$955.25
B112	James Blevins	$671.80
3066	EJ Roberts	$629.

6118 US HWY 19 N. NEW PORT RICHEY, FL 34652

B393	Karin Reck	$897.
C541	Jonathan Gargiulo	$574.20
C497	Donna Hornaday	$347.60
B341	David Frizalone	$219.40
C317	Jonathan Gargiulo	$770.80

30750 US 19 N. PALM HARBOR, FL 34684

B302	Teresa Auffarth	$1192.20
B101	Lisa Fink	$871.25
B205	Angela Johnson	$939.60
B045	Darrin Martin	$1463.35

12420 STARKEY RD. LARGO FL 33773

CA27	Harry Rodriquez Orlandi	$527.60

13564 66TH ST N. LARGO FL 33771

G-004	Monshira Futch	$656.60
D-008	Joseph Wilson	$535.60

23917 US 19 N. CLEARWATER FL 33765

2255	Pamela Acosta	$656.60
1201	Karen Onorato	$393.
2218	Kimberly Allen	$507.
2106	Bryan Cigliuti	$1013.40

8/15-8/22/25LG 2T

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

Case No.: 25-4926-FD
Division: 17

ESPERANZA MORIHASHI,
Petitioner,

and

SHUNZO MORIHASHI,
Respondent.

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

TO: SHUNZO MORIHASHI
Unknown Address

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ESPERANZA MORIHASHI, whose address is 2555 Royal Pines Cir, Unit D, Clearwater, Fl 33763, on or before 9/5/2025, and file the original with the clerk of this Court at Pinellas County Justice Center, 14250 49th Street North, Clearwater, FL 33762 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 addresses on record at the clerk's office.

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

Dated August 8, 2025

Ken Burke
Clerk of the Circuit Court & Comptroller

By: /s/ Thomas Smith
Deputy Clerk

8/15-9/5/25LG 4T

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

Case No.: 25-4116-FD

EMMANUEL CONSTANT,
Petitioner,

and

KAWANA WILCOX,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO CHILDREN

TO: KAWANA WILCOX
Address Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on EMMANUEL CONSTANT, whose address is 2065 N. Highland Ave., Clearwater, FL 33755, on or before 28 days after first publication of this notice, and file the original with the clerk of this Court at 315 Court St., Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated 8/8/2025

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St., Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

8/15-9/5/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-005764-ES
Division 003

IN RE: ESTATE OF
PAUL GREGORY BORGES,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PAUL GREGORY BORGES, deceased, whose date of death was May 18, 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 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 15, 2025.

Personal Representative:
CHRISTINE BORGES

Attorney for Personal Representative:
Bruce H. Bokor
Florida Bar Number: 0150340
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: bruceb@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY FLORIDA

PROBATE DIVISION

File No.: 24-002829-ES

IN RE: ESTATE OF
JOSEPHINE ANNE PARVEY,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Josephine Anne Parvey, deceased, whose date of death was November 15, 2023, 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 15, 2025.

Personal Representative:
/s/ D.P.
Dana M. Parvey
318 Windrush Blvd., Unit 10
Indian Rocks Beach, FL 33785

Attorneys 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 Ave.
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-005321-ES

IN RE: ESTATE OF
SHELIE JONES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Shelie Jones, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 501 1st Ave N, Saint Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 08/15/2025.

Personal Representative:
Ciera Hodgson
2132 Monroe Street
Wilmington, North Carolina 28401

Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd Floor
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-007103-CI
NATIONSTAR MORTAGE, LLC.
PLAINTIFF,
VS.
IRENE SANTIAGO, ET AL.,
DEFENDANTS.

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 30th day of July, 2025, and entered in Case No. 23-007103-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust is the Plaintiff and FRANK J. SANTIAGO; FRANK A. SANTIAGO; and IRENE SANTIAGO are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 25th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 5, Block 18, Leslee Heights-Section Two, according to the plat thereof, as recorded in Plat Book 32, Page(s) 18 and 19, of the Public Records of Pinellas County, Florida

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

Dated this 6th day of August, 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
11080-1018208

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 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:

(Continued on next page)

PINELLAS COUNTY

/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

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 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

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

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

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

(Continued on next page)

PINELLAS COUNTY

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

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

PINELLAS COUNTY

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

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

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-001272

EAGLE LANDING AT WINTER HAVEN HOMEOWNERS' ASSOCIATION, INC.,
Plaintiff,

vs.

LOURDES LOPEZ,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 3, 2025 by the County Court of Polk County. Florida, the property described as:

Lot 9 as shown on the plat entitled "EAGLE LANDING PHASE I" recorded in Plat Book 177, Pages 44 through 47, 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 5, 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 shaIl, 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
Ciara C. Willis, Esq.
Florida Bar No. 125487
cwiilis@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913

POLK COUNTY

Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002456A000BA

IN RE: ESTATE OF
CAROL ANN VALIQUETTE
Deceased

NOTICE TO CREDITORS

The administration of the estate of CAROL ANN VALIQUETTE, deceased, whose date of death was August 20, 2023; File Number 2025CP002456A000BA, 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 15, 2025.

Personal Representative:
SUZANNE MARIE SCHOONOVER,
F/K/A SUZANNE MARIE VALIQUETTE
527 Berknor Drive
Lakeland, FL 33801

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002578 .

IN RE: ESTATE OF
WILLIAM EDWARD KRIETER JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William Edward Krieter Jr., deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 15, 2025.

Personal Representative:
/s/ Xianli Meng
Xianli Meng
14119 Lord Barclay Drive
Orlando, Florida 32837

Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez
Attorney
Florida Bar Number: 10082
Sanchez Law Group, P.A.
605 E. Robinson Street, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail: desiree@sanchezlaw.com
Secondary E-Mail: info@sanchezlaw.com

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25CP-001907
Division 14

IN RE: ESTATE OF
BETTY CAMPBELL EDENFIELD
Deceased.

NOTICE OF ADMINISTRATION (testate)

The administration of the estate of Betty Campbell Edenfield, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The file number for the estate is 25CP-001907. The estate is testate and the dates of the decedent's will and any codicils are January 20, 1987.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3-month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

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 the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

Personal Representative:
/s/ Raymond Glenn Edenfield
5987 High Glen Drive
Lakeland, Florida 33813

Attorney for Personal Representative:
/s/ J. Scott Reed, Esq.
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: wcoffey@pilka.com

8/15-8/22/25 2T

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025CP002466
DIVISION: MOORE

IN RE: ESTATE OF
JOHN ROBERT HOLOBAUGH, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN ROBERT HOLOBAUGH, JR., deceased, File Number is 2025CP002466 pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Lakeland, FL 33801-1929. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured contingent or unliquidated claims on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured contingent or unliquided claims, must file

(Continued on next page)

POLK COUNTY

their claims with this court WITHIN THREE 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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) OR MORE YEARS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is August 15, 2025.

Personal Representative:
KELLEE HOLOBAUGH
c/o GUERRERO LAW
6600 Cow Pen Rd #260
Miami Lakes, FL 33014
(305) 702-0353
sguerrero@theguerrerolaw.com

Attorney for Personal Representative:
GUERRERO LAW
STEPHEN GUERRERO, Esq.
6600 Cow Pen Rd #260
Miami Lakes, FL 33014
(305) 702-0353
sguerrero@theguerrerolaw.com

8/15-8/22/25LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC-002199-0000-00

ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,
vs.
MILTON LEWIS, JR. and ROSETTA LATRINA FLOYD, as husband and wife as tenants by the entirety 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. 2025CC-002199-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC. is Plaintiff and MILTON LEWIS, JR. and ROSETTA LATRINA FLOYD, as husband and wife as tenants by the entirety, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on September 15, 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 4, Vista Del Lago - Phase III, A Partial Replat, according to the plat thereof, as recorded in Plat Book 184, Page 46, of the Public Records of Polk County, Florida.

Property Address: 216 Hillcrest Drive, Dundee, FL 33838-4452

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 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 7, 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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2025CP002105

IN RE: ESTATE OF
JAMES C. MORGAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES C. MORGAN, deceased, whose date of death was May 14, 2025, and whose Social Security Number is xxx-xx-9920, is pending in the Circuit Court for Polk 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 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

POLK COUNTY

The date of first publication of this Notice is August 15, 2025.

Personal Representative:
GAIL A. MORGAN

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA
WILMINGTON SAVINGS FUND SOCIETY, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST,
Plaintiff,
vs.
WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; et al.,
Defendants. Case No: 2022-CA-002101
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 07/31/2024, and entered in Case No. 2022-CA-002101 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, is the Plaintiff and WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; THUY THI KIM TRAN; UNKNOWN SPOUSE OF WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; UNKNOWN SPOUSE OF THUY THI KIM TRAN; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A CHAMIRA LANGS, are Defendants, Stacy M. Butterfield, Polk County Clerk of Courts will sell to the highest and best bidder for cash at https://www.polk.realforeclose.com/ at 10:00 a.m. on September 30, 2025, the following described property set forth in said Final Judgment, to wit:
LOT 2, BLOCK 3596, POINCIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 39 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Commonly known as: 417 Bay Leaf Dr., Kissimmee, FL 34759
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 August _8 , 2025
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
11080-1018332

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 COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-002404

WILDWOOD HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
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 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

NOTICE OF ADMINISTRATIVE COMPLAINT
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

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 582025CA001532XXXANC

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-NR2,
Plaintiff,
vs.
NINA STEWART; et al,
Defendants.

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: NINA STEWART WHOSE LAST KNOWN IS 3413 OSPREY AVE, SARASOTA, FL 34234

UNKNOWN SPOUSE OF NINA STEWART WHOSE ADDRESS IS UNKNOWN

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

Lot 2, Block J, of replat of Amaryllis Park, according to the Plat thereof as recorded in Plat Book 2, Page(s) 56, of the Public Records of Sarasota County, Florida.

more commonly known as 3413 Osprey Ave, Sarasota, FL 34234.

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 September 15, 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.

"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, Sarasota County, 2000 Main Street, Sarasota, Florida 34237, County Phone: (941) 861-7400 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 5th day of August, 2025.

Karen E. Rushing, Clerk
Sarasota County, Florida

By: s/ Glen Kopinsky
Deputy Clerk

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 003611 NC

NASA FEDERAL CREDIT UNION
Plaintiff,
vs.
VITALIY TKACHUK, 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. 2024 CA 003611 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein NASA FEDERAL CREDIT UNION is the Plaintiff and ANNA TKACHUK, BERN CREEK IMPROVEMENT ASSOCIATION, INC., and VITALIY TKACHUK, 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 18, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

WEST 1/2 OF LOT 11, THE RANCHES AT BERN CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGES 24, 24A THROUGH 24D, INCLUSIVE, 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 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

104826/TL

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025 CA 001675 NC

SERVIS ONE, INC DBA BSI FINANCIAL SERVICES,
Plaintiff,
vs.
UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS; TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROLYN L. KEMMERER A/K/A CAROLYN KEMMERER, DECEASED; et. al.,
Defendant(s).

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS; TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROLYN L. KEMMERER A/K/A CAROLYN KEMMERER, DECEASED
Address Unknown

ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in SARASOTA County, Florida, legally described as:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN SARASOTA COUNTY, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS LOT 193, BENT TREE VILLAGE, AS. PER PLAT THEREOF RECORDED IN PLAT BOOK 23 PAGE 12, 12A THROUGH 12G,OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

This property is located at the street address of: 4226 Congreve Place, Sarasota, FL 34241.

YOU ARE REQUIRED to serve a copy of your written defenses on or before Sep-

(Continued on next page)

SARASOTA COUNTY

tember 15, 2025, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who. needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact The Sarasota County Clerk and Comptroller's Jury Office at Sarasota Jury Office, P.O. Box 3079, Sarasota, FL 34230-3079, Telephone: (941) 861-8000.

WITNESS my hand and the seal of the court on August 5, 2025.

Karen E. Rushing
Clerk of the Circuit Court

/s/ Glen Kopinsky
Deputy Clerk

McMichael Taylor Gray, LLC

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2025-CP-003292-NC

IN RE: ESTATE OF
LISA ANN DUFRESNE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LISA ANN DUFRESNE, deceased, whose date of death was May 17, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-003292-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 15, 2025.

Personal Representative:
Daniel G. Morin
4400 Kings Mountain Ridge
Birmingham, AL 35242

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

8/15-8/22/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003746 SC

IN RE: ESTATE OF
KAREN KNILL SWANSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KAREN KNILL SWANSON, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 15, 2025

Personal Representative:
Anthony G. Mowry
227 Pensacola Road,
Venice, FL 34285

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

8/15-8/22/25LG 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:

MR. THANK YOU HANDYMAN

Owner: Marti Rikina LLC
12551 Honore Ave
Sarasota, FL 34238

8/15/25LG 1T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 25006.058 from Buffalo-Northport Associates, LLC; Will-Ridge Associates, LLC, 7978 Cooper Creek Blvd., University Park, Florida 34201. Application received: June 26, 2025. Proposed activity: Modification or Alteration of existing works activities and / or a stormwater management system. Project name: The Woodlands at Panacea - Phase 2 MOD. Project size: 113 acres. Location: Section 18 and 07, Township 39 East, Range 22 South in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. 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 Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

8/15/25LG 1T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2024 CA 005600 NC
PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF DOROTHEA PRIVITERA A/K/A DOROTHEA A. PRIVITERA A/K/A DOROTHEA LENANE (DECEASED), ET AL.
DEFENDANT(S).

_____/

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 4, 2025 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on September 30, 2025, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
LOT 41 BLOCK 1 OF NORTH PORT CHARLOTTE COUNTRY CLUB CLUB UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 32, 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, 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 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.
11080-1018155

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 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
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 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 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.: 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

CITY OF BRADENTON 2019-2020 ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT NOTICE OF 30-DAY PUBLIC COMMENT PERIOD & PUBLIC HEARING

The City of Bradenton is making a substantial amendment to its 2019-2020 Annual Action Plan to reallocate the Community Development Block Grant Coronavirus (CDBG-CV) funding of $110,655.09. These funds are intended to support local nonprofit organizations in preventing, preparing for, and responding to the impacts of COVID-19 within the City of Bradenton. A 30-day public comment period will run from August 10, 2025, to September 10, 2025. The public hearing will be held at City Hall Bradenton City Council Chambers August 22, 2025, from 8: 30 a.m. to 9:30 a.m. The substantial amendment will be adopted the Bradenton City Council on September 10, 2025.

2019-20 CDBG-CV Projects

Turning Points
$55,327.55

This program will provide expansion of infectious disease response and delivery of health services safely by enhancing sanitation and pathogen reduction as well as continuity of care through telehealth expansion.

Manatee County Rural Health, Inc.
$55,327.54

CDBG funds will be used for the reduction of transmission and protection of public health within the City of Bradenton through community engagement and education events.

Non-discrimination statement: The City of Bradenton prohibits discrimination in all of its services, programs, or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information, or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9470
TTY: 7 – 1 – 1 or 1-800-955-9771

La ciudad de Bradenton proveerá servicio de interprete a las personas su primer language no es el Ingles. Si necesita estos servicios, usted o su representate puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electonico a ADACoordinator@cityofbradenton.com.

Vil Bradenton ap bay sèvis entèprèt pou moun ki gen premye lang pa angle. Si ou bezwen sèvis sa yo, ou menm oswa reprezantan ou ka kontakte Koòdonatè ADA / Tit VI, 101 Old Main Street, Bradenton, FL 34205. Ou ka rele tou (941) 932-9470 oswa voye yon imèl bay ADACoordinator@cityofbradenton.com.

Gene Brown, Mayor
City of Bradenton, FL

EQUAL HOUSING OPPORTUNITY

8/15/25LG 1T

INVITATION TO BID

The **TAMPA SPORTS AUTHORITY**, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Electrical Installation of Main Concourse HVLS Fans at Raymond James Stadium.

BID #24-23

Electrical Installation of Main Concourse HVLS Fans,
Raymond James Stadium

MANDATORY PRE-BID CONFERENCE

TUESDAY, AUGUST 19, 2025 at 10AM
(ENTRANCE B/C OFF HIMES AVENUE - RAYMOND JAMES STADIUM)

BID DUE DATE

TUESDAY, AUGUST 26, 2025 *NOT LATER THAN* 10AM

Bid packages will be available for distribution on Wednesday, August 6, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 4th Day of August, 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

8/15/25LG 1T

BOARD OF SUPERVISORS MEETING DATES AVELAR CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Avelar Creek Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Avelar Creek Clubhouse located at 10125 Holland Road, Riverview, FL 33578 at 6:00 p.m. on the following dates:

October 20, 2025
January 26, 2026
April 27, 2026
July 27, 2026
September 28, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained on the District's website at www.avelarcreekcdd.org or from the District Manager, Halifax Solutions, LLC., via email at edailey@halifax-solutions.com or by calling (813) 575-1955.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Eric Dailey

8/15/25LG 1T

City of Tampa – RFQ 25-D-00043; Howard F. Curren AWTP Master Plan Update; Pre-Submission Conference 2 PM, August 25, 2025; Deadline 2 PM, September 11, 2025. Download RFQ at https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfqs.

8/15/25LG 1T

(Continued on next page)