CITRUS COUNTY

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
FILE NUMBER 2025CP000103A

IN RE: ESTATE OF
LORNA JEAN HENRY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of LORNA JEAN HENRY, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Avenue, Inverness, Florida 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF 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 22, 2025.

Personal Representative:
DINA RAE ANGLEBERGER
8502 Fortune Place
Walkersville, Maryland 21793

Attorney for Personal Representative:
Thomas C. Walser, Esq.
Email Addresses:
info@walserlaw.com
trwalser@floridaprobatefirm.com
Florida Bar No. 381578
WALSER LAW FIRM
4800 N. Federal Highway, Suite 108-D
Boca Raton, Florida 33444
Telephone: (561) 750-1040

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT IN AND FOR THE FIFTH JUDICIAL CIRCUIT CITRUS COUNTY, FLORIDA
CIVIL DIVISION
Case No: 25-CA000383-A

MALMBERG, PURDY, & ASSOCIATES, INC., A FLORIDA CORPORATION;
Plaintiff,

vs.

THE ESTATE OF BERNICE G LINDQUIST (NOW KNOWN AS JAMES KIRWAN; PRISCILLA KIRWAN-DALEY; DONNA KIRWAN-RUSH; THE ESTATE OF JOYCE BARNHART (NOW KNOWN AS KENNETH D BARNHART; AND CYNTHIA A HERREN); AND THE ESTATE OF KENNETH KIRWAN);
Defendants.

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

STATE OF FLORIDA
COUNTY OF CITRUS

TO: THE ESTATE OF BERNICE G LINDQUIST (NOW KNOWN AS JAMES KIRWAN; THE ESTATE OF JOYCE BARNHART (NOW KNOWN AS CYNTHIA A HERREN); AND THE ESTATE OF KENNETH KIRWAN)

The last known address for the above defendants are all unknown, if they be dead and 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 herein.

Property Address: 10503 W Dublin Street Crystal River, FL 34428

Legal Description: LOT 17, BLOCK 3, CRYSTAL MANOR UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 82, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

A Notice of Action has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd Ste 805, Tampa, FL 33618, on or before 9/22/2025 (which date shall be not less than 28 days after the first publication, Fla. Stat. 49.09) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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, telephone (352) 341-6700, Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, FL 34450, within 2 working days of your receipt of this summons; if you are hearing or voice impaired, call 1-800-955-8771.

DATED this 8th day of August, 2025.

/s/ Clerk of Court, Citrus County

/s/ Natalia Ouelletie-Grice
Natalia Ouellette-Grice, Esq
Florida Bar Number: 68905
2901 W. Busch Blvd. Ste 805
Tampa, FL 33618
Phone: (813) 480-2106
E-service: natalia@|colawfl.com
Secondary E-service:
alexander.maldonado@lcolawfl.com
L-3041

8/22-9/12/25LG 4T

IN THE FIFTH JUDICIAL CIRCUIT

CITRUS COUNTY

COURT IN AND FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
Probate File Number: 2025 CP 281

IN RE: ESTATE OF
DEAN J. VLAHOS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Dean J. Vlahos, deceased whose date of death was January 14, 2025, Probate Case Number 2025 CP 281 is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Ave., Inverness, Florida 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court.

SUCH IS REQUIRED WITHIN THREE 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 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 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 22, 2025.

Personal Representative:
/s/ Jon Hamel
3160 E. Buffalo Lane
Hernando, Florida 34442

Attorney for Personal Representative:
/s/ Dravin Dixon
Florida Bar #0952620
PO Box 696
Brooksville, Florida 34605
Telephone: 352-442-6770
Email: dravindixon@outlook.com

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000735

IN RE: ESTATE OF
MICHAEL JOSEPH OUTWATER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Michael Joseph Outwater, deceased, whose date of death was April 23, 2025, 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 22, 2025.

Personal Representative:
//s// Shayna Leigh McKeown
Shayna Leigh McKeown
8 N Tyler Street
Beverly Hills, Florida 34465

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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO.: 2025-CA-284

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

DAVID C. HOLLEY and AMANDA HOLLEY,
Defendants.

NOTICE OF ACTION

TO: AMANDA HOLLEY
3222 E. Crown Drive
Inverness, FL 34453 |

and

4047 Bethman Road #1F
Easton, PA 18045

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

And any unknown heirs, devisees, grantees, creditors and other unknown

CITRUS COUNTY

person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

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

LOT 20, LESS THE EAST 22 FEET THEREOF, AND THE EAST 26 FEET OF LOT 21, THE KINGS' FOREST - SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE(S) 135 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Esq., Storey Law Group, 221 NE Ivanhoe Blvd., Suite 300, Orlando, FL 32804 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a Judgment my be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Citrus County, John Sullivan (352) 341-6700. If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this Website interferes with your ability to access information, or are experiencing difficulty accessing the site, or have any comments or feedback, please do not hesitate to email us at adacoordinator@citrusclerk.org, call by telephone at 1-352-341-6700, or send your request by mail, addressed to Citrus County Clerk ADA Coordinator, 110 N Apopka Ave, Inverness, FL 34450.

WITNESS my hand and seal of said Court on the 4th day of August, 2025.

Traci Perry
Clerk of the Circuit Court

By: /s/ Amy Holmes
Deputy Clerk

8/22-8/29/25 2T

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

CITRUS COUNTY

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

CITRUS COUNTY

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

HERNANDO COUNTY

IN THE FIFTH JUDICIAL CIRCUIT COURT IN AND FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Probate File Number:
2025 CP 000839 CPAXMX

IN RE: ESTATE OF
THOMAS KELLNER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOMAS KELLNER, deceased whose date of death was June 6, 2025, Probate Case Number 2025 CP 000839 CPAXMX is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main St., Brooksville, Florida 34601. 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court.

SUCH IS REQUIRED WITHIN THREE 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 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 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 22, 2025.

Personal Representative:
/s/ Maureen Kellner
Estate of Thomas Kellner
7115 Spring Hill Drive
Spring Hill, Florida 34606

Attorney for Personal Representative:
/s/ Dravin Dixon
Florida Bar #952620
PO Box 696
Brooksville, Florida 34605
Telephone: 352-442-6770
Email: dravindixon@outlook.com

8/22-8/29/25LG 2T

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

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IN THE CIRCUIT COURT FOR

(Continued on next page)

HERNANDO COUNTY

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
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

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION
Case No.: 24-DR-002242

HILLSBOROUGH COUNTY

Division: D

IN RE: THE MARRIAGE OF:

ZUZANA FAZEKASOVA,
Petitioner/Wife,

and

TIMOTHY C. DRISCOLL JR.,
Respondent/Husband.

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

TO: TIMOTHY C. DRISCOLL JR.
12123 Wildbrook Drive
Riverview, FL 33569

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 ZUZANA FAZEKASOVA c/o her attorney of record, Shirin Rustomji, Esq., whose address is 3242 Henderson Blvd., Ste. 310, Tampa, FL 33609 on or before September 19, 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 8/15/2025

Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Isha Tirado-Baker
Deputy Clerk

8/22-9/12/25 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25DR10909
Division: CP

INGRID VANESSA ARCE MADRIGAL,
Petitioner,

and

DARRELL ANDREW DURHAM JR.,
Respondent.

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

TO: DARRELL ANDREW DURHAM JR.
15040 S. US Hwy 301
Wimauma, FL 33598

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 INGRID VANESSA ARCE MADRIGAL, whose address is 15040 S. US Hwy 301, Wimauma, FL 33598, on or before 9/19/2025, and file the original with the clerk of this Court at Clerk of Court, 301 N Michigan Ave Room 1071, Plant City, FL 33563 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated August 14, 2025

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Galina Zahorsky
Deputy Clerk

8/22-9/12/25LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CHARLES ANDREW RUMPH

Owner: Payout Holdings LLC
1208 E Kennedy Blvd Unit 729
Tampa, FL 33602

8/22/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
PROBATE DIVISION
CASE NUMBER: 25-CP-001682
DIVISION: W

IN RE: ESTATE OF
GERALD RAYMOND WESTBROCK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GERALD RAYMOND WESTBROCK, deceased, file number 25-CP-001682 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. This estate is testate, the decedent's last will being executed on April 20, 2018, and First Codicil dated February 2, 2024.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objection 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 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 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 must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is August 22, 2025.

Personal Representative:
s/ Michael R. Westbrock
MICHAEL R. WESTBROCK
2431 E. 34th Street
Tulsa, OK 74105
mwestbrock@gmail.com

Attorney for Personal Representative:
s/ John P. Flanagan, Jr.
John P. Flanagan, Jr., Esq.
710 Oakfield Drive, Suite 101
Brandon, FL 33511
(813) 681-5587
patflan@verizon.net
FBN: 218499

8/22-8/29/25LG 2T

IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002770

IN RE: ESTATE OF
SILVESTRE ABELARDO BELTRAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SILVESTRE ABELARDO BELTRAN, deceased, whose date of death was July 25, 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 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 22, 2025.

Personal Representative:
DANIEL VALLE CASTILLO
1309 W. Rampart St.
Tampa, Florida 33604

Attorney for Personal Representative:
Danicet M. Cura
Attorney
Florida Bar Number: 137006
3105 W. Azeele St.
Tampa, Florida 33609
Telephone: (813) 333-2334
E-Mail: dani@curalawllc.com
Secondary E-Mail: curalaw@gmail.com

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
Case No.: 25-DR-11165
Division: FP

STEPHANIE D ADAMS
Petitioner,

and

PRISCILLA M LOVETTE
Respondent.

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

TO: PRISCILLA M LOVETTE
6211 Olivedale Drive
Riverview, FL 33578

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 STEPHANIE D ADAMS, whose address is 6211 Olivedale Drive, Riverview, FL 33578, on or before 9/25/25, 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: NA

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

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

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

Dated August 20, 2025

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Illegible
Deputy Clerk

8/22-9/12/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 25-CP-002123
Division W

IN RE: ESTATE OF
ROBERT FRANKLIN MCELHENY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert Franklin McElheny, deceased, whose date of death was July 14, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 22, 2025.

Personal Representative:
/s/ Bonny McElheny
Bonny McElheny
6205 Wild Orchid Drive
Lithia, Florida 33547

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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-002274

IN RE: ESTATE OF
JIMMY D. LINESBERRY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JIMMY D. LINESBERRY, whose date of death was June 1, 2025 and whose social security number is XXX-XX-6249, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 22, 2025.

Personal Representative:
/s/ Randy James Linesberry
2217 Parkwood Drive
Valrico, Florida 33594

Attorney for Personal Representative:
/s/ Judith S. Lambert, Esquire
Lambert Law Offices, PL
617 W. Lumsden Road
Brandon, Florida 33511
Telephone: (813) 662-7429
Fax: (813) 685-6575

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002679
Division A

IN RE: ESTATE OF
HAYWOOD LEE GORDON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of HAYWOOD LEE GORDON, deceased, whose date of death was April 6, 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 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 22, 2025.

Personal Representative:
/s/ Andretta Gordon
11206 Gate House Drive
Tampa, Florida 33625

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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002730
Division A

IN RE: ESTATE OF RALPH D. LEARMAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RALPH D. LEARMAN, deceased, whose date of death was July 2, 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

(Continued on next page)

HILLSBOROUGH COUNTY

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 22, 2025.

Personal Representative:
/s/ Lionel B. Llanes
5826 Mariner St.
Tampa, FL 33609

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

8/22-8/29/25LG 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:

KB AUCTIONS

Owner: Amelia M. Kroslak
3904 Builders Circle
Plant City, FL 33563

8/22/25LG 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:

YB STUMPED

Owner: Zachary Fleer-Willsie
18812 Walker Road
Lutz, FL 33549

8/22/25LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-061819, DIVISION L

RUSSELLWOOD CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
NANCY D. RICKNER-CRONIN;

HILLSBOROUGH COUNTY

STEPHANIE R. GREENBERG; and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELISA C. RICKNER, DECEASED,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 22, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Condominium Unit 249-G in Russellwood, A Condominium, according to the Declaration of Condominium thereof recorded in O. R. Book 3807, Pages 1312 thru 1369 of the public records of Hillsborough County, Florida: together with any and all Amendments thereto, as from time to time may be filed of record; and according to the Condominium Plat thereof recorded in Condominium Plat Book 3, Page 43 of the public records aforesaid: together with an undivided share or interest in the common Elements appurtenant thereto.

PROPERTY ADDRESS: 802 Oakgrove Drive, Unit 249, Brandon, FL 33510.

will be sold by the Hillsborough County Clerk at public sale on **September 12, 2025 at 10:00 A.M.**, electronically online at http://www.hillsborough.realforeclose.com.

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

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

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

8/22-8/29/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-057448

HILLSBOROUGH COUNTY

VISTA CAY HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
EBONY K. FAISON,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 16, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 7, Block 9, Vista Cay, according to the map or plat thereof in Plat Book 96, Page 93, 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 **October 3, 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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2234

IN RE: ESTATE OF
ROY G. EAST, SR., A/K/A
ROY GEORGE EAST, A/K/A
ROY EAST, SR.,
Deceased.

NOTICE TO CREDITORS

The ancillary administration of the estate of Roy G. East, Sr., a/k/a Roy George East, a/k/a Roy East, Sr., deceased, whose date of death was November 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. 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 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 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 22, 2025.

Ancillary Personal Representative:
/s/ Marie East
Marie East
9010 Springhill Road
Maysville, Kentucky 41056

Attorney for Personal Representative:
/s/ Elizabeth S. Wheeler
Elizabeth S. Wheeler, Attorney
Florida Bar Number: 352632
Berg & Wheeler, P.A.
4306 New River Hills Parkway, Suite 2
Valrico, Florida 33596
Telephone: (813) 685-0050
E-Mail: bergwheeler@verizon.net
Secondary E-Mail:
bbuchanan.bergwheeler@verizon.net
ewheeler.bergwheeler@verizon.net

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001884
Division: East - O

IN RE: ESTATE OF
IRIS MARIE POTTS,
Deceased

NOTICE TO CREDITORS

The administration of the estate of IRIS MARIE POTTS, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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 Co-Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of the first publication of this Notice is August 22, 2025.

Co-Personal Representatives:

HILLSBOROUGH COUNTY

David C. Potts and Joanne M. Potts
c/o David C. Potts
3911 Venetian Way
Tampa, Florida 33634

Attorney for Co-Personal Representatives:
Michael A. Linsky, Esq.
5210 Interbay Boulevard, No.1
Tampa, Florida 33611
Florida Bar Number: 128224

8/22-8/29/25 2T

IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-001885
Division: East - O

IN RE: ESTATE OF
JOE AUGUSTUS POTTS,
Deceased

NOTICE TO CREDITORS

The administration of the estate of JOE AUGUSTUS POTTS, deceased, whose date of death was August 3, 2013, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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 Co-Personal Representatives have no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

The date of the first publication of this Notice is August 22, 2025.

Co-Personal Representatives:
David C. Potts and Joanne M. Potts
c/o David C. Potts
3911 Venetian Way
Tampa, Florida 33634

Attorney for Co-Personal Representatives:
Michael A. Linsky, Esq.
5210 Interbay Boulevard, No.1
Tampa, Florida 33611
Florida Bar Number: 128224

8/22-8/29/25 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002202
Division: B

IN RE: ESTATE OF
ALTAGRACIA SANDOVAL POLANCO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALTAGRACIA SANDOVAL POLANCO, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Hillsborough County Courthouse, 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.

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 22, 2025.

Personal Representative:
Gloria Altagracia Rosario
6705 Dimarco Road
Tampa, FL 33634

(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 **9/17/2025** 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-25-0002053
NAME OF VIOLATOR: ACAPMEN LLC
LOCATION OF VIOLATION: 2307 W SLIGH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: GROVE PARK ESTATES W 3 FT OF LOT 15, LOT 16 AND E 22 FT OF LOT 17 BLOCK 19
FOLIO: 102514.0000

CASE NO: COD-25-0002366
NAME OF VIOLATOR: CHRISTOPHER JACKSON ET AL
LOCATION OF VIOLATION: 311 W HAYA ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-105.4.5.1
LEGAL DESCRIPTION: RIVERCREST LOT 230
FOLIO: 165178.0000

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

CASE NO: COD-24-0004271
NAME OF VIOLATOR: CHESTER E AND SHARON M
LOCATION OF VIOLATION: 5808 S SHERIDAN RD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: SOUTHSIDE N 53 FT OF W 1/2 OF LOT 2 BLOCK 4
FOLIO: 135436.0000

CASE NO: COD-25-0000960
NAME OF VIOLATOR: ADI HALEVY
LOCATION OF VIOLATION: 1007 E COMANCHE AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: POWHATAN HEIGHTS LOT 11 BLOCK 2
FOLIO: 170609.0000

CASE NO: COD-25-0000961
NAME OF VIOLATOR: KASA LUXE GROUP LLC
LOCATION OF VIOLATION: 5813 N 15TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: WESTMORELAND PINES LOT 55
FOLIO: 150661.0100

CASE NO: COD-25-0001363
NAME OF VIOLATOR: BRITTANY PAIGE WARD
LOCATION OF VIOLATION: 4714 W KNIGHTS AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 19 BLOCK 9
FOLIO: 130576.0000

CASE NO: COD-25-0001778
NAME OF VIOLATOR: WILLIAM A FREYDBERG
LOCATION OF VIOLATION: 627 SUPERIOR AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DAVIS ISLANDS LOT 2 BLOCK 63
FOLIO: 169302.0000

CASE NO: COD-25-0002054
NAME OF VIOLATOR: JONATHAN DAYE
LOCATION OF VIOLATION: 3511 W BARCELONA ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: PALMA CEIA PARK LOT 10 BLOCK 37
FOLIO: 125916.0000

CASE NO: COD-25-0002358
NAME OF VIOLATOR: SANMARTEN LLC C/O
LOCATION OF VIOLATION: 2301 N ALBANY AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOTS 4 TO 15 INCL & ALLEY ABUTTING SAID LOTS BLOCK 53
FOLIO: 179629.0000

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

8/22-9/12/25LG 4T

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

Attorney for Personal Representative:
Eileen D. Jacobs, Esq.
Florida Bar # 305170
P.O. Box 14953
Clearwater, FL 33766-4953
Telephone: (813) 877-9600
edjacobs@att.net

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-2728
DIVISION A
Florida Bar #898791

IN RE: ESTATE OF
JEAN WHITEHEAD,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JEAN WHITEHEAD, deceased, Case Number 25-CP-2728, 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 22, 2025.

Personal Representative:
JULIAN DANA PASLEY, JR.
18880 Old Mill Road
Locust, NC 28097

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

8/22-8/29/25LG 2T

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.

AMENDED 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*, Victor D. Crist, Clerk of the Court 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 12, 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

8/22-8/29/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-036974

CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

ERICA ANDERSON, A MARRIED WOMAN AND THE UNKNOWN SPOUSE OF ERICA ANDERSON,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-036974, that resulted from the Final Hearing on or about August 13, 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-036974 on about August 13, 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 99, of CREEK PRESERVE PHASES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida.

and commonly known as: 16661 Sunburst Lake St, Wimauma, FL 33598; 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 **October 3, 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 15, 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
45401.45

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002598
Division A

IN RE: ESTATE OF
PETER J. HERNANDEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PETER J. HERNANDEZ, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 22, 2025.

Personal Representative:
/s/ Christian P. Hernandez
Christian P. Hernandez
4024 Penn Rd.
Plymouth Meeting, PA 19462

Attorney for Personal Representative:
/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste. 254
Brandon, FL 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-000258

IN RE: ESTATE OF
TERRY TALTON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Terry Talton, deceased, whose date of death was December 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against 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 22, 2025.

Personal Representative:
Stephania Graham
30585 Bayhead Road
Dade City, Florida 33523

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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP -002616

IN RE: ESTATE OF
FREDERICK PASCO KEENE, SR.
A/K/A FRED P. KEENE SR.
A/K/A FRED P. KEENE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Frederick Pasco Keene, Sr. a/k/a Fred P. Keene Sr. a/k/a Fred P. Keene, deceased, whose date of death was July 21, 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, 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 22, 2025.

Signed on August 19, 2025.

Personal Representative:
DEBBIE REED
1322 Mud Hollow Road
Hendersonville, Tennessee 37075

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

8/22-8/29/25LG 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 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

(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 **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

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 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 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 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

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 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

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

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

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

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

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

(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 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.

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:
- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The 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 Facebook or YouTube link.

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

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

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 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

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 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.

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.

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/ 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

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:

(Continued on next page)

HILLSBOROUGH COUNTY

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 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:
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 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/ 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.

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:
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

HILLSBOROUGH COUNTY

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 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

(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

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

HILLSBOROUGH COUNTY

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
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
Case No.: 25-010155
Division: I-P

SONIA GARCIA,
Petitioner,

and

MARCELO GABRIEL NEU,
Respondent.

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SONIA GARCIA, whose address is 3423 W. Nassau St, Tampa, FL 33607 on or before 09/04/25, and file the original with the clerk of this Court at 800 E. Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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

Dated July 30, 2025

Clerk of the Circuit Court

By: /s/ Jessica Saladin
Deputy Clerk

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

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

HILLSBOROUGH COUNTY

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 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 **Honor-**

(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

able 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

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

HILLSBOROUGH COUNTY

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

NOTICE OF APPLICATION FOR TAX DEED

HILLSBOROUGH COUNTY

—

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

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

CASE #: 2025-CP-001401

IN RE: ESTATE OF
ROBERT A. STEELE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT A. STEELE, deceased, whose date of death was March 7, 2023; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2025-CP-001401; 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 22, 2025.

Personal Representative:
Robert J. Steele
711 Honeyflower Loop
Bradenton, Florida 34212

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

8/22-8/29/25LG 2T

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

CIVIL DIVISION

Case No. 2025-CA-001281

THE BANK OF TAMPA, a Florida banking corporation,
Plaintiff,

v.

CHRISTDALE, LLC, a Florida limited liability company; AMY R. WHITT, if living, and all unknown parties claiming by, through, under or against Amy R. Whitt who is 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 Amy R. Whitt; THE UNKNOWN SPOUSE OF AMY R. WHITT, if living, and all unknown parties claiming by, through, under or against The Unknown Spouse of Amy R. Whitt who is 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 Unknown Spouse of Amy R. Whitt; TENANT #1 and TENANT #2, being unknown parties in possession,
Defendants.

MANATEE COUNTY

NOTICE OF ACTION – MORTGAGE FORECLOSURE

TO: CHRISTDALE, LLC, a Florida limited liability company; AMY R. WHITT; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other claimants claiming by, through, under or against AMY R. WHITT, if deceased; THE UNKNOWN SPOUSE OF AMY R. WHITT; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other claimants claiming by, through, under or against THE UNKNOWN SPOUSE OF AMY R. WHITT, if deceased; TENANT #1 and TENANT #2, being unknown parties in possession.

Whose Residences are Unknown

Whose Last Known Mailing Addresses are Unknown

YOU ARE HEREBY NOTIFIED that an action for damages under a note and commercial guaranty and to foreclose a mortgage on the following property in MANATEE County, Florida:

Lot 19, Block G, WINDSOR PARK FIRST UNIT, according to the Plat thereof as recorded in Plat Book 12, Page(s) 38-39, in the Public Records of Manatee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on PATTI W. HALLORAN, ESQUIRE of Gibbons Neuman, Plaintiff THE BANK OF TAMPA's attorney, whose address is 3321 Henderson Boulevard, Tampa, FL 33609, on or before a date not less than twenty-eight (28) nor more than sixty (60) days after the date of the first publication of this notice, and file the original with the Clerk of Court either before service on Plaintiff THE BANK OF TAMPA's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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 any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

DATED this 19th day of August, 2025.

Angelina "Angel" Colonneso
Clerk of Circuit Court

By: /s/ Kris Gaffney
Deputy Clerk

8/22-9/12/25 4T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 412023CA003543CAAXMA
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
DANIEL C. HIGGINS, 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 Cancel and Reschedule the August 28th, 2025 Foreclosure Sale dated the 12th day of August, 2025, and entered in Case No. 412023CA003543CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DANIEL C. HIGGINS; PALMA SOLA TRACE MASTER ASSOCIATION, INC and PALMA SOLA TRACE VILLAS HOMEOWNER`S ASSOCIATION, INC. are defendants. Angelina Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 8th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 106, PALMA SOLA TRACE VILLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 146, OF THE PUBLIC RECORDS OF MANATEE 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 Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 19th 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

MANATEE COUNTY

2.516
ESERVICE@MGS-LEGAL.COM
11080-1018732

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

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,

(Continued on next page)

MANATEE COUNTY

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 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:
DANIELLE SACCHI
206 Boulevard, Level 2
Hasbrouck Heights, NJ 07604

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

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

OSCEOLA COUNTY

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-003604CF

EAGLE LAKE PHASE 1 SUBDIVISION HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

QIULING LIU,
Defendant.

NOTICE OF ACTION

TO: QIULING LIU
2783 Creekmore Court
Kissimmee, FL 34746

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

Lot 88, of EAGLE LAKE PHASE 4B, according to the plat thereof, as recorded in Plat Book 23, Page 73, of the Public Records of Osceola 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. Default date: September 22, 2025.

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 14th day of August, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller

By: /s/ Susan Vis
Deputy Clerk

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

8/22-8/29/25LG 2T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CC-001362-CF

HICKORY GROVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

MICHAEL JOHNSON,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 18,2025, by the County Court of Osceola County, Florida, the property described as:

Lot 22 of HICKORY GROVE PHASE 1 A REPLAT, according to the Plat thereof as recorded in Plat Book 27, Page(s) 6-8, of the Public Records of Osceola County, Florida.

and more commonly known as 2947 Parkfield Road, Saint Cloud, FL 34772

will be sold at public sale by the Osceola County Clerk of Court, to the highest and best bidder, for cash, at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741 at 11:00 A.M. on November 3, 2025.

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

/s/ 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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000584-PR

IN RE: ESTATE OF
MICHAEL THOMAS MCELDOWNEY,
aka MICHAEL T. MCELDOWNEY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MICHAEL THOMAS MCELDOWNEY, also known as MICHAEL T. MCELDOWNEY, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 22, 2025.

Signed on this 14th day of July, 2025.

Personal Representative:
/s/ Gunnar Goodwin
GUNNAR GOODWIN
2161 RJ Circle
Kissimmee, FL 34744

Attorney for Personal Representative:
/s/ Krishna L. Kraft
Krishna L. Kraft
Florida Bar No. 112452
Nardella & Nardella, PLLC
135 W. Central Boulevard, Suite 300
Orlando, FL 32801
Telephone: 407-966-2680
Email: kkraft@nardellalaw.com
Secondary Email: msayne@nardellalaw.com

8/22-8/29/25LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT
OSCEOLA COUNTY
To: JEAN L. NIN PRESBOT
Case No.: CD202502784/D 3201773/3403498

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.

8/22-9/12/25LG 4T

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 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

PASCO COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025DR003016

JESSICA BAHIA GEORGES,
Petitioner,

And

SHADI SAMI NASSEM BOGOTER,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (No Child or Financial Support)

TO: SHADI SAMI NASSEM BOGOTER
1040 Springtime Drive
Holiday, FL 34691-6761

YOU ARE NOTIFIED that an action for dissolution of marriage including a minor child has been filed against you and that you are required to serve a copy of your answer and written defenses, if any, to it on JESSICA BAHIA GEORGES, C/O SARA EVANS, ESQ, 6421 N. Florida Ave., D-1515, Tampa, FL 33604, on or before September 22, 2025, and file the original with the clerk of this Court at PASCO COUNTY COURTHOUSE, 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.**

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 August 18, 2025

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

Deputy Clerk: Melanie Gray

8/22-9/12/25LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2023DR001791

ALISHA HARPER,
Petitioner,

and

CHRISAPHER HARPER,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN

TO: CHRISAPHER HARPER
11624 Tropical Isle Ln
Riverview, FL 33579

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ALISHA HARPER, whose address is 32867 Pez Landing Lane, Wesley Chapel, FL 33543, on or before 9/22/2025, and file the original with the clerk of this Court at PASCO COUNTY Clerk & Comptroller, P.O. Box 338, New Port Richey, FL 34656-0338, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated August 18, 2025

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

Deputy Clerk: Melanie Gray

8/22-9/12/25LG 4T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 51-2025-CC-003398-AX-ES

ABBEY GLEN PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

MONTERIALL A. ALLEN, a married man,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 8, 2025 by the County Court of Pasco County, Florida, the property described as:

Lot 94, Block 3, ABBEY GLEN I, according to the plat thereof as recorded in Plat Book 62, Pages 105 through 110, inclusive, of the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 13330 Waterford Castle Drive, Dade City, FL 33525.

will be sold by the Pasco County Clerk at public sale on September 16, 2025 at 11:00 A.M., electronically online at http://www.pasco.realforeclose.com.

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

If you are a person with a disability who needs 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/Charles Evans Glausier
Charles Evans Glausier, Esquire
Florida Bar No.: 37035
cglausier@glausierknight.com
GLAUSIER KNIGHT JONES, PLLC
400 N. Ashley Drive, Suite 2020
Tampa, FL 33602
Telephone No.: (813) 440-4600
Attorneys for Plaintiff

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022CA001892CAAXWS
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JULIE J. GREEN 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 11th day of August, 2025, and entered in Case No. 2022CA001892CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ROBIN J. MINER A/K/A ROBIN MINER, MISTY LYN GREEN A/K/A MISTY GREEN, TAMMY M. SPONABLE A/K/A TAMMY SPONABLE, VICKY ANN STORRIER A/K/A VICKY STORRIER, TERRY JOHN BOZEAT A/K/A TERRY JOHN BOZEAT, KIPPY CHARLES BOZEAT A/K/A KIPPY BOZEAT, DAVID PHILLIP BOZEAT A/K/A DAVID BOZEAT, KEITH CHRISTOPHER BOZEAT A/K/A KEITH BOZEAT, SHANE WILLIAM BOZEAT A/K/A SHANE BOZEAT, CACH, LLC, UNKNOWN SPOUSE OF JULIE J. GREEN, RANDY PAUL ROBINSON, STATE OF FLORIDA, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THE CLERK OF THE COURT FOR PASCO COUNTY, FLORIDA and RCH MORTGAGE INSURANCE COMPANY A/K/A ARCH MORTGAGE ASSURANCE COMPANY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 25th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 543, HOLIDAY LAKE ESTATES, UNIT NINE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 132 AND 133, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs

(Continued on next page)

any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated this 12th 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
11080-1018509

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA
CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, WILLIAM R. WHEELER, DECEASED; et al.,
Defendants. Case No: 2024-CA-000155-ES
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 07/16/2025, and entered in Case No. 2024-CA-000155-ES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, WILLIAM R. WHEELER, DECEASED; RAYMOND DONALD WHEELER; LLOYD WHEELER; KENNETH WHEELER; BUENA VISTA MANOR CIVIC ASSOCIATION, INC.;, are Defendant(s), Nikki Alvarez-Sowles, Esq., Pasco County Clerk of Courts will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on September 3, 2025, the following described property set forth in said Final Judgment, to wit:
LOT 28, BUENA VISTA MANOR UNIT TWO ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 38, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. TOGETHER WITH 2005 NOBILITY KINGSWOOD 44x28 MOBILE HOME WITH SERIAL NUMBER N8-11780 A/B.
Commonly known as: 5205 Botany Dr., Holiday, FL 34690
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 13, 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. Within two (2) working days of your receipt of this notice, please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
11080-1018527

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 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

(Continued on next page)

PASCO COUNTY

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

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

PASCO COUNTY

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.

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

PASCO COUNTY

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 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

PINELLAS COUNTY

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006735-ES

IN RE: ESTATE OF
EDWARD PAUL ROBERTSON,
A/K/A EDWARD P. ROBERTSON
Deceased

NOTICE TO CREDITORS

The administration of the estate of EDWARD PAUL ROBERTSON, A/K/A EDWARD P.ROBERTSON, deceased, whose date of death was January 31, 2024; File Number 25-006735-ES,is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of whichis 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representativeand the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: August 22, 2025.

Personal Representative:
MAUREEN ROBERTSON
851 Bayway Blvd, Apt 402
Clearwater Beach, FL 33767

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
8/22-8/29/25LG 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:

SUPERNAL LOVE

Owner: Lawrence Osiris
16416 US Highway 19 N Lot 540
Clearwater, FL 33764
8/22/25LG 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:

OBSIDIAN GLOSS

Owner: Jessica Plump
6798 Crosswinds Drive North
Suite B108
St. Petersburg, FL 33710
8/22/25LG 1T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-2991FD

ORLANDO PORTER,
Petitioner,
and
MARIA AKHUETOR-PORTER,
Respondent.

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

TO: MARIA AKHUETOR-PORTER
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 ORLANDO PORTER, whose address is 2132 Druid Rd E, Apt 1302, Clearwater, FL 33764, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Ave N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

PINELLAS COUNTY

the addresses on record at the clerk's office.

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

Dated 5/20/2025

Ken Burke
Clerk of the Circuit Court & Comptroller
By: /s/ Thomas Smith
Deputy Clerk
8/22-9/12/25LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

JONAS SPYRO

Owner: WEBTRES LLC
7901 4th St N Ste 300
St. Petersburg, FL 33702
8/22/25LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-002875-ES

IN RE: ESTATE OF
CLIFTON HEMMINGS
Deceased.

NOTICE OF ADMINISTRATION

The administration of the estate of Clifton Hemmings, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The file number for the estate is 25-002875-ES. The estate is intestate.

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 or any codicils, 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 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.

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 this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

The Personal Representatives 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 §§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 732.2211, Florida Statutes.

Personal Representative:
/s/ Ketcheta Hemmings
4105 Alberca Way South
St. Petersburg, Florida 33712
(727) 641-6265
hemmingskatcheta@icloud.com

Attorney for Personal Representative:
/s/ Allison L. Cochran, Attorney
Florida Bar #0097852
4700 Millenia Blvd. Ste. 500
Orlando, Florida 32859
(407) 504-1020
allison@cochranesquire.com
8/22-8/29/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 25-005872-ES
SECTION: 003

IN RE: THE ESTATE OF:
MOSES RILEY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MOSES RILEY, deceased, whose date of

(Continued on next page)

PINELLAS COUNTY

death was February 4, 2025, and whose Social Security Number is xxx-xx-6760, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. 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 22, 2025.

Personal Representative:
MONICA FREEMAN
21 Racquet Court
Sanford, NC 27332

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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-007406-ES

IN RE: ESTATE OF
ELVIRA TREVINO RHYNE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELVIRA TREVINO RHYNE, deceased, whose date of death was May 20, 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.

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 22, 2025.

Personal Representative:
BRIGITTE TREVINO-FARIA
6164 Gunslinger Drive
Colorado Springs, Colorado 80923

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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-006909-ES

IN RE: ESTATE OF
ELIZABETH ANN HARTRICK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELIZABETH ANN HARTRICK, deceased, whose date of death was January 15, 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.

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 22, 2025.

Personal Representative:
WILLIAM H. HARTRICK
300 S. Glenwood Avenue
Clearwater, Florida 33755

Attorney for Personal Representative:
S. Noel White
Florida Bar Number: 0823041
Sylvia Noel White P.A.
1108 S. Highland Avenue
Clearwater, Florida 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail: noel@clearwaterprobateattorney.com

8/22-8/29/25LG 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.: 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

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

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

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

(Continued on next page)

PINELLAS COUNTY

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
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

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2549
Section 14

IN RE: ESTATE OF
ESTHER LEE NEWBERN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ESTHER LEE NEWBERN, deceased, whose date of death was April 28, 2025, 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 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 22, 2025.

Personal Representative:
/s/ Paul Newbern
Paul Newbern
2726 Grandbury Grove
Lakeland, FL 33811

Attorney for Personal Representative:
/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Attorney
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Drive, Ste 254
Brandon, FL 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25-CA-2297
Div: 07

DUPLATON PLANTATION, INC.,
a Florida Corporation,
Plaintiff,

vs.

JOHN W. REESE, deceased, UNKNOWN HEIRS OF JOHN W. REESE and ALL OTHER UNKNOWN PARTIES,
Defendants.

NOTICE OF ACTION

TO: JOHN W. REESE, deceased, UNKNOWN HEIRS OF JOHN W. REESE and ALL OTHER UNKNOWN PARTIES, Defendants, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described.

YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quiet title. The action involves real properties in Polk County, Florida, more fully described as follows:

PARCEL 113:

The South 150 feet of the North 3300 feet of the West 320 feetof the East 1600 feet of the East 3/4 ofthe South 3/4, all lying and being in Section 31, Township 29 South, Range 29 East, Polk County, Florida, The West and South 30 feet thereof subject to an easement for road right of way; being also described as Lot 113, of SUNSHINE LAKES, an unrecorded subdivision in Polk County, Florida.

Property Appraiser Parcel Number: 29-29-31-000000-022180

PARCEL 158:

Commence at the Southwest comer of the Southwest 1/4 of the Southeast 1/4; run thence South 89°05' East 800 feet; thence North 0°58' West, 411.85 feet to a point on a line which is 3630 feet South of and parallel with the North boundary of the East 3/4 of the South 3/4 of said Section 31 to the Point of Beginning; thence East, along said parallel line, 253.48 feet to a point on a line which is 1600 feet West of and parallel with the East boundary of said East 3/4 of the South 3/4; thence North, along said parallel line, 180 feet to a point on a line which is 3450 feet South of and parallel with the North boundary of said East 3/4 ofthe South 3/4; thence West, along said parallel line, 320 feet to a point on a line which is 1920 feet West of and parallel with the East boundary of said East 3/4 of the South 3/4; thence South, along said parallel line, 24.53 feet; thence South 88°21' East, 63.29 feet; thence South 0° 58' East, 153.15 feet to the Point of Beginning. being also described as Lot 158, of SUNSHINE LAKES, an unrecorded subdivision in Polk County, Florida.

Property Appraiser Parcel Number: 29-29-31-000000-024020

The action was instituted in the Tenth Judicial Circuit Court, Polk County, Florida, and is styled DuPlaton Plantation, Inc. vs. John W. Reese, deceased et al.

You are required to serve a copy of your written defenses, if any, to the action on Rory B. Weiner, Plaintiff's attorney, whose address is 635 W. Lumsden Rd., Brandon, FL 33511, on or before September 22, 2025, and file the original with the clerk of this court either before service on Rory B. Weiner or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED August 14, 2025

Stacy M. Butterfield, C.P.A.
Clerk of the Tenth Judicial Circuit Court
Polk County, Florida

By: /s/ A. Nieves
Deputy Clerk

Rory B. Weiner
635 W. Lumsden Rd. Brandon FL 33511

8/22-9/12/24LG 4T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2024-CC-005201

Lake Smart Pointe Homeowners Association, Inc.,
Plaintiff,

vs.

Krystina Morales; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order on Plaintiff's Motion to Reschedule Foreclosure Sale, dated August 8, 2025, and entered in Case Number: 2024-CC-005201, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Lake Smart Pointe Homeowners Association, Inc. is the Plaintiff, and Krystina Morales, Weslyn E. Zuniga Valle, and Secretary of Housing and Urban Development are the Defendants, the clerk will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 o'clock A.M. on September 12, 2025, the following described property as set forth in said Order on Plaintiff's Motion to Reschedule Foreclosure Sale, to-wit:

Property Description:

LOT 51, LAKE SMART POINTE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGES 9-12, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 312 Lake Smart Circle, Winter Haven, FL 33881

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated 19th 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/ Ryan Fong
Ryan Fong, Esquire
Florida Bar No. 113279
ryan@dhnattorneys.com

8/22-8/29/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-003144

DINNER LAKE SHORES HOME OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

KATIE ANN STUDDARD and RYAN DAVID SLOAN,
Defendant.

NOTICE OF ACTION

TO: KATIE ANN STUDDARD and RYAN DAVID SLOAN
205 Dinner Lake Loop
Lake Wales, FL 33859

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

Lot 13, DINNER LAKE SHORES PHASE ONE, accoding to the map or plat thereof as recorded in Plat Book 112, Pages 29 through 31, Public Records of Polk County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on 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. Default date: September 22, 2025.

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

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.

WITNESS my hand and the seal of this Court on this 14th day of August, 2025.

Stacy M. Butterfield, Clerk of Court

By: /s/ A. Nieves
Deputy Clerk

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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002484A000BA

IN RE: ESTATE OF
BREASIA JAMILEI CUMMINGS,
Deceased.

NOTICE OF ADMINISTRATION (Intestate)

The administration of the estate of Breasia Jamilei Cummings, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000 Drawer CC-4, Bartow, FL 33831, and the file number is 2025CP002484A000BA. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 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 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 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.

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 agent under chapter 709, Florida Statutes, 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.

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 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211.

The date of first publication of this notice is August 22, 2025.

Personal Representative:
/s/ Waltoya Cummings
Waltoya Cummings
c/o Barrister Law Firm
901 N. Lake Destiny Road, Suite 151
Maitland, FL 32751

(Continued on next page)

POLK COUNTY

Attorney for Personal Representative:
/s/ Robert W. Morris
Robert W. Morris, Esq.
Florida Bar Number: 114113
Barrister Law Firm, P.A.
901 N. Lake Destiny Road, Suite 151
Maitland, FL 32751
Telephone: (407) 205-2906
Fax: (407) 386-6621
E-Mail: robert@barlaw.com

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002436
Division 14

IN RE: ESTATE OF
ANGELITA GRETCHEN
Deceased.

NOTICE OF ADMINISTRATION (Intestate)

The administration of the estate of Angelita Gretchen, deceased, 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 file number for the estate is 2025-CP-002436. The estate is intestate.

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/ Shirley Daniels
3305 Reedy Road
Reading, Pennsylvania 19608

Attorney for Personal Representative:
/s/ J. Scott Reed, Esquire
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: probate@pilka.com

8/22-8/29/25 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002484A000BA

IN RE: ESTATE OF
BREASIA JAMILEI CUMMINGS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of **Breasia Jamilei Cummings**, deceased, whose date of death was November 14, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000 Drawer CC-4, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is August 22, 2025.

Personal Representative:
/s/ Waltoya Cummings
Waltoya Cummings
c/o Barrister Law Firm
901 N. Lake Destiny Road, Suite 151
Maitland, FL 32751

Attorney for Personal Representative:
/s/ Robert W. Morris
Robert W. Morris, Esq.
Florida Bar Number: 114113
Barrister Law Firm, P.A.
901 N. Lake Destiny Road, Suite 151
Maitland, FL 32751
Telephone: (407) 205-2906
Fax: (407) 386-6621
E-Mail: robert@barlaw.com

8/22-8/29/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-004768

COUNTRY TRAILS PROPERTY OWNERS' ASSOCIATION, INC.,
Plaintiff,
vs.
UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST JOHN B. WIEDA, DECEASED,
Defendant.

NOTICE OF ACTION

TO: UNKNOWN HEIRS OF
JOHN B. WIEDA

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

Lot 41, Country Trails Phase Five, according to the Plat thereof, as recorded in Plat Book 90, at Pages 48 and 49, inclusive, of the Public Records of Polk County, Florida.

Together with that certain 2007 Doublewide Southern Homes Manufactured Home, Serlal No. DSD4AL48312A/B.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Alexa C. Caldevilla, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Default date: September 22, 2025.

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.

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

WITNESS my hand and the seal of this Court on this 15th day of August, 2025.

Stacy M. Butterfield, Clerk of Court

By: /s/ A. Nieves
Deputy Clerk

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

8/22-8/29/25LG 2T

NOTICE OF SUSPENSION
POLK COUNTY

To: SHAUN Q. EVANS, JR.
Case No.: CD202502085/D 3411205

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.

8/22-9/12/25LG 4T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, STATE OF FLORIDA
PROBATE DIVISION
CASE NO.: 25-CP-002535

IN RE: ESTATE OF
LEROY FELDER JONES, V, a minor
Deceased.

NOTICE OF ADMINISTRATION (Intestate)

The administration of the estate of **LEROY FELDER JONES, V,** deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The estate is intestate. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

Any interested person on whom a copy of the notice of administration is served must file 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 qualifications of the personal representative, the venue, or the jurisdiction of the court, or those objections are forever barred.

Any persons 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 proceeding involving any other matter affecting any part of the exempt property. A surviving spouse seeking an elective share must file an election to take elective share 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, or 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.

Personal Representative:
/s/ Leroy Jones
Leroy Felder Jones, IV
176 Black Skimmer Lane
Winter Haven, Florida 33880

Attorney for Personal Representative:
/s/ Joseph M. Williams
Joseph M. Williams, Esquire
WILLIAMS MOORE LAW
1409 Thonotosassa Road
Plant City, Florida 33563
jmwilliams@williamsmoorelaw.com
Telephone: 813-719-6605

8/22-8/29/23LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-002098

IN RE: ESTATE OF
KATHRYN LAURA CLOW,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kathryn Laura Clow, deceased, whose date of death was February 9, 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.

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 22, 2025.

Personal Representative:
Alvin Henry Donat, Jr.
2938 Forestbrook Drive N.
Lakeland, FL 33811

Attorney for Personal Representative:
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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 53-2024-CA-003497

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF NINA JOAN READ and PENNY STULL,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on July 3, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 14, THE WOODS UNIT NO.5, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH A MOBILE HOME SITUATED THEREON DESCRIBED AS A 1982 STOL GUERDON ID#FL8303A AND FL8303B.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the **2nd day of October, 2025 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 15th day of August, 2025

/s/ Michael Coyle
MICHAEL COYLE, ESQ.
Florida Bar# 1054501
STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Ph: (407) 488-1225
mcoyle@storeylawgroup.com
sbaker@storeylawgroup.com
Attorneys for Plaintiff

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002457A000BA

IN RE: ESTATE OF
VINCENT E. THORPE, SR.
Deceased

NOTICE TO CREDITORS

The administration of the estate of VINCENT E. THORPE, SR., deceased, whose date of death was July 7, 2024; File Number 2025CP002457A000BA, is pending in the Circuit Court for Polk County, Florida 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 22, 2025.

Personal Representative:
SYLVIA MONICA THORPE
5129 Garberia Avenue
Lakeland, FL 33811

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
Eserviceforallattorneyslisted above:
GADeservice@GendersAlvarez.com

8/22-8/29/25LG 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 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 shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

/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
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

(Continued on next page)

POLK COUNTY

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 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.

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

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

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Application No. 920937 from Sarasota Associates A-1 LLC; Sarasota Associates B-II LLC; Sarasota Associates C-III LLC; Sarasota Associates D-IV LLC; Sarasota Associates E-V LLC, 7978 Cooper Creek Blvd., University Park, FL 34201. Application received: June 24, 2024. Proposed activity: Alteration of water level control structure for existing impoundment (Nathan Benderson Park - Rowing Lake). Project name: Nathan Benderson Park - Lake Hurricane Preparedness. Project size: 320 acres. Location: Sections 12, Township 36 South, Range 18 East, 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.

8/22/25LG 1T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 002145 NC

IN RE: ESTATE OF
BRUCE ALLEN MILLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Bruce Allen Miller, deceased, whose date of death was February 16, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 8/22/2025.

Personal Representative:
Jennifer Eastwood
6453 Baytown Dr
Sarasota, Florida 34240

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: (1-800) 809-1774
E-Mail: andy@ponnocklaw.com

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 003037

IN RE: ESTATE OF
SUSAN MARIE YAHRAUS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SUSAN MARIE YAHRAUS, deceased, whose date of death was June 24, 2024; File Number 2025 CP 003037, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT 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 22, 2025.

Personal Representatives:
Barbara Amaya
6103 Amble Trail
San Antonio, TX 78249

James R. Amaya
7331 Hunters Raven
San Antonio, TX 78249

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

8/22-8/29/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023 CA 005105 NC
NATIONSTAR MORTGAGE, LLC
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EVELYN M. NELSON A/K/A EVELYN MAY NELSON, FLTR LLC, AS TRUSTEE OF THE 1304 ISLAMORADA LAND TRUST 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 Disburse Third Party Forfeited Deposit Held in the Court Registry to the Plaintiff and Reschedule the Foreclosure Sale dated the 13th day of August, 2025, and entered in Case No. 2023 CA 005105 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and RICHARD NELSON A/K/A RICHARD R. NELSON; SCOTT GREANEY A/K/A SCOTT MICHAEL GREANEY; CITY OF SARASOTA, FLORIDA C/O OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT; JACQUELINE BRUSA and FLTR LLC, AS TRUSTEE OF THE 3457 PAPAYA LAND TRUST are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on the 30th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT(S) 9190 & 9191, SOUTH VENICE, UNIT NO. 33, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 87, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
IF YOU ARE A PERSON CLAIMING A

(Continued on next page)

SARASOTA COUNTY

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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.
Dated this 13th 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
11080-1018543

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

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 September 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

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

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved Pinellas County Small Business Enterprise (SBE's) as well as State Disadvantage Business Enterprises (DBE) or other subcontractors for Grassing/Sod, Excavation-Embankment, Maintenance of Traffic, Milling, Milling Cleanup, QC/Testing, Taxiway Electrical, Trucking/Hauling, Landscaping/Plants/Trees and Pavement Markings/Striping listed below for **Bid# 25-0845-ITB-C New Airco Taxiways at St.Pete-Clearwater International Airport for Pinellas County**. Efforts to assist interested SBE's & DBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. Contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued, with his/her submission of a quote.

http://ftp.crhna.com/ThinClient/WTM/public/#/main
Username: tampaestimating@preferredmaterials.com
Password: preferred
Folder: 8-August-2025

Bids are due 9/8/2025 prior to noon, via email: jon.stebick@preferredmaterials.com or via fax to 813-664-8526.

Please direct questions via email to Craig Ketron: jon.stebick@preferredmaterials.com at the Estimating Department #: 813-612-5740.

8/22/25LG 1T

ADVERTISEMENT FOR BID WALK-THROUGH & BID SUBMITTAL

Project Name: Tampa Cares Project
Owner: St. Vincent de Paul CARES
Project Location: 1409 E Chilkoot Ave, Tampa, FL

Pre-Bid Walk-Through:
Date: August 25, 2025
Time: 10:00 a.m.
Location: On-site at 1409 E Chilkoot Ave, Tampa, FL
Attendance: Strongly recommended for all bidders
This mandatory walk-through will provide an overview of the project scope, site conditions, and expectations for bid submittal.

Scope of Work:

The Tampa Cares Project includes renovations and upgrades to existing facilities. Full details and specifications will be provided during the walk-through and in the bid documents.

Bid Submittal Deadline:
Date: August 27, 2025
Time: 10:00 a.m.
Submission Method: Email
Contact Email: jon@vincentianhousing.org
All bids must be complete and submitted by the deadline to be considered. Late submissions will not be accepted.

Contact for Questions:
Jon Wimpling
Planning & Development Manager
jon@vincentianhousing.org
727-418-3462

Please confirm attendance for the walk-through by jon@vincentianhousing.org

We look forward to your participation and thank you for your interest in supporting the Tampa Cares Project.

8/22/25LG 1T

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF DRAFT PERMIT

The Department of Environmental Protection gives notice of its preparation of a draft permit to Cast-Crete USA LLC, Daniel Cheney, 6324 County Road 579, Seffner, Florida 33584 for the Cast-Crete USA, LLC. This permit authorizes the permittee to operate an industrial wastewater treatment facility which may discharge process wastewater, stormwater, and boiler blowdown to a Class III Fresh Water drainage ditch (WBID# 1536C) that flows to the Tampa Bypass Canal, thence to the Palm River and McKay Bay, and ultimately to the Hillsborough Bay and Tampa Bay. The facility is located at latitude 28° 1' 2.4781" N, longitude 82° 18' 23.9947" W, on 6324 County Road 579, Seffner, Florida 33584-3006 in Hillsborough County. The Department has assigned permit file number FL0167363-010-IW7D to the proposed project.

The permit application file and supporting data 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 the Department's Southwest District Office, 13051 N Telecom Pkwy, Suite 101, Temple Terrace, Florida, Florida 33637-0926, at phone number (813)470-5700.

NOTICE OF RIGHTS

The Department intends to issue the permit unless as a result of public comment appropriate changes are made.

Written Comments or Request for Public Meeting

Any interested person may submit written comments on the Department's proposed permitting decision or may submit a written request for a public meeting to Julio Cabrera, 13051 N Telecom Pkwy, Suite 101, Temple Terrace, Florida, Florida 33637-0926, in accordance with Rule 62-620.555, F.A.C. The comments or request for a public meeting shall be submitted to SWD_WF_Permitting@floridadep.gov must contain the information set forth below and must be received in the Department's Southwest District Office.

The comments or request for a public meeting must contain the following information:
(a) The commenter's name, address, and telephone number; the applicant's name and address; the Department permit file number; and the county in which the project is proposed;
(b) A statement of how and when notice of the Department's action or proposed action was received;
(c) A statement of the facts the Department should consider in making the final decision;
(d) A statement of which rules or statutes require reversal or modification of the Department's action or proposed action; and
(e) If desired, a request that a public meeting be scheduled, including a statement of the nature of the issues proposed to be raised at the meeting.

If a public meeting is held, any person may submit oral or written statements and data at the public meeting on the Department's proposed action. As a result of significant public comment, the Department's final action may be different from the position taken by it in this draft permit.

Time Period for Submitting Written Comments or Requesting a Public Meeting

Comments submitted by any persons other than the applicant, and other than those entitled to notice under Rule 62-620.550, F.A.C., must be received within 30 days of publication of the public notice. Failure to submit comments or request a public meeting within this time period shall constitute a waiver of any right such person may have to submit comments or request a public meeting under Rule 62-620.555, F.A.C.

If a public meeting is scheduled, the public comment period is extended until the close of the public meeting. However, the Department may not always grant a request for a public meeting. Therefore, written comments should be submitted within 30 days of publication of this notice, even if a public meeting is requested.

8/22/25LG 1T

ADVERTISEMENT

The Southwest Florida Water Management District (District) announces a workshop to which all persons are invited:

District public workshop – Draft Sarasota Bay SWIM Plan Update. The District's Surface Water Improvement and Management, or SWIM, program evaluates priority water bodies, identifies challenges and implements projects to improve water quality and natural systems. The District is currently updating the SWIM plan for Sarasota Bay. An overview of the draft plan will be presented and public comment will be accepted at the workshop. The Plan may be viewed or downloaded on the District's website at WaterMatters.org/projects/SWIM/Sarasota-Bay. The webpage also contains information about the waterbody and a section to submit comments about the draft plan for District consideration. Comments will be accepted through 5:00 p.m. Eastern Standard Time, Wednesday, September 24, 2025. One or more Governing Board members may attend.

DATE/TIME:
Wednesday, September 10, 2025, 5:30 p.m. – 7:00 p.m.

PLACE:
Bay Preserve Carriage House, 353 Palmetto Ave, Osprey, Florida 34229

A copy of the agenda may be obtained by contacting: WaterMatters.org – Boards, Meetings & Event Calendar;1(800)423-1476 (FL only) or (352)796-7211.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/meeting is asked to advise the agency at least 5 days before the workshop/meeting by contacting: SWFWMD Human Resources Office Chief at 2379 Broad St., Brooksville, FL 34604-6899; telephone (352) 796-7211 or email ADACoordinator@WaterMatters.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1(800)955-8771 (TDD) or 1(800)955-8770 (Voice).

For more information, you may contact: Chris.Anastatiou@WaterMatters.org: 813/331-5905.

8/22/25LG 1T

CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING OF THE AUDIT COMMITTEE

The Board of Supervisors ("Board") of the Cheval West Community Development District ("District") will hold a regular meeting on Thursday, September 18, 2025, at 10:30 a.m., at the Cheval West Golf & Country Club – Sunset Room, located at 4310 Cheval Boulevard, Lutz, Florida 33558. There will also be an Audit Committee meeting at 10:30 a.m., prior to the onset of the Board of Supervisors' meeting. The Audit Committee will review, discuss, and evaluate any proposals the District receives pursuant to solicitations for auditing services.

A copy of the agendas for these meetings may be obtained from the District Manager, Halifax Solutions, LLC., via email at edailey@halifax-solutions.com or by calling (813) 575-1955, during normal business hours, or by visiting the District's website, www.chevalwest.com. 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 meetings.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at either meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at either meeting is advised that person will need a record of 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.

Cheval West CDD
Eric Dailey, District Manager

8/22/25LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA001827CAAXWS

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

City of Tampa – RFQ 25-D-00042; Water Resources Master Plan; Pre-Submission Conference 2 PM, September 2, 2025; Deadline 2 PM, September 18, 2025. Download RFQ at https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfqs.

8/22/25LG 1T

SARASOTA COUNTY

SARASOTA COUNTY

SARASOTA COUNTY

SARASOTA COUNTY

SARASOTA COUNTY

NOTICE OF BOARD MEETING
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spring Lake Community Development District will hold a meeting to address any and all business which may properly come before them on Tuesday, September 23, 2025, at 6:30 p.m., at The Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL 33579.

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.springlakecdd.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.

Eric Dailey
District Manager

8/22/25LG 1T