

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>CITRUS COUNTY</div><div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION</div><div>FILE NUMBER 2025CP000103A</div><div>IN RE: ESTATE OF LORNA JEAN HENRY, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div>Personal Representative: /s/ Jon Hamel 3160 E. Buffalo Lane Hernando, Florida 34442</div><div>Attorney for Personal Representative: /s/ Dravin Dixon Florida Bar #0952620 PO Box 696 Brooksville, Florida 34605 Telephone: 352-442-6770 Email: dravindixon@outlook.com</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT IN AND FOR THE FIFTH JUDICIAL CIRCUIT CITRUS COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>Case No: 25-CA000383-A</div><div>MALMBERG, PURDY, &amp; 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.</div><div>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</div><div>STATE OF FLORIDA COUNTY OF CITRUS</div><div>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)</div><div>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</div><div>Legal Description: LOT 17, BLOCK 3, CRYSTAL MANOR UNIT NO. 1, AC- CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 82, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.</div><div>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 NAT- ALIA OUELLETTE-GRICE, Plaintiff's at- torney, 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 de- fault will be entered against you for the re- lief demanded in the complaint or petition filed herein.</div><div>If you are a person with a disability who needs any accommodation in order to partici- pate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance, please contact the ADA Coor- dinator, telephone (352) 341-6700, Citrus County Courthouse, 110 N. Apopka Ave- nue, Inverness, FL 34450, within 2 work- ing days of your receipt of this summons; if you are hearing or voice impaired, call 1-800-955-8771.</div><div>DATED this 8th day of August, 2025.</div><div>/s/ Clerk of Court, Citrus County</div><div>/s/ Natalia Ouellette-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</div><div>8/22-9/12/25LG 4T</div><div>-----</div><div>IN THE FIFTH JUDICIAL CIRCUIT</div></div></div>	<div><div>CITRUS COUNTY</div><div>COURT IN AND FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION</div><div>Probate File Number: 2025 CP 281</div><div>IN RE: ESTATE OF DEAN J. VLAHOS Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court.</div><div>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.</div><div>The date of first publication of this notice is August 22, 2025.</div><div>Personal Representative: /s/ Jon Hamel 3160 E. Buffalo Lane Hernando, Florida 34442</div><div>Attorney for Personal Representative: /s/ Dravin Dixon Florida Bar #0952620 PO Box 696 Brooksville, Florida 34605 Telephone: 352-442-6770 Email: dravindixon@outlook.com</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025-CP-000735</div><div>IN RE: ESTATE OF MICHAEL JOSEPH OUTWATER Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div>Personal Representative: /s// Shayna Leigh McKeown Shayna Leigh McKeown 8 N Tyler Street Beverly Hills, Florida 34465</div><div>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</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA</div><div>CASE NO.: 2025-CA-284</div><div>CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. DAVID C. HOLLEY and AMANDA HOLLEY, Defendants.</div><div>NOTICE OF ACTION</div><div>TO: AMANDA HOLLEY 3222 E. Crown Drive Inverness, FL 34453   and 4047 Bethman Road #1F Easton, PA 18045</div><div>LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</div><div>And any unknown heirs, devisees, grantees, creditors and other unknown</div></div></div></div>	<div><div>CITRUS COUNTY</div><div>person or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.</div><div>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property de- scribed as follows, to-wit:</div><div>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, RECORD- ED IN PLAT BOOK 12, PAGE(S) 135 OF THE PUBLIC RECORDS OF CIT- RUS COUNTY, FLORIDA.</div><div>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 may be entered against you for the relief de- manded in the Complaint.</div><div>If you are a person with a disability who needs an accommodation in order to partici- pate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Co- ordinator for the Courts within 2 work- ing days of your receipt of your notice to appear in Court at: Citrus County, John Sullivan (352) 341-6700. If you use assis- tive 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 feed- back, 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.</div><div>WITNESS my hand and seal of said Court on the 4th day of August, 2025.</div><div>Traci Perry Clerk of the Circuit Court</div><div>By: /s/ Amy Holmes Deputy Clerk</div><div>8/22-8/29/25 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY FLORIDA</div><div>CASE NO.: 2025 CA 000297 A</div><div>LARRY &amp; DANA JACKSON, Plaintiff, v. JOE D. RICHARDS and NANCY J. RICHARDS, Defendants.</div><div>NOTICE OF ACTION</div><div>TO: JOE D. RICHARDS 6564 West Park Drive Homasassa, FL 34446</div><div>NANCY J. RICHARDS 6564 West Park Drive Homasassa, FL 34446</div><div>YOU ARE NOTIFIED that an action to quiet title on the following property in Cit- rus County, Florida:</div><div>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CIT- RUS COUNTY, FLORIDA, TO WIT:</div><div>LOT FOURTEEN (14) IN BLOCK TWENTY-FIVE (25), OF THE PARK ESTATES SECTION, OF HOMASAS- SA 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.</div><div>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 Num- ber: (904) 389-6202, not less than 28 days of the first date of publication of this No- tice, and file the original with the Clerk of this Court, at 110 N Apopka Avenue, In- verness, 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.</div><div>DATED this 23rd day of July, 2025.</div><div>Clerk of the Circuit Court</div><div>By: s/ Amy Holmes As Deputy Clerk</div><div>8/8-8/29/25LG 4T</div><div>-----</div><div><div>HERNANDO COUNTY</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>Case No: 2025-CP-000900</div><div>IN RE: ESTATE OF RICHARD JOSEPH BOBOSKY A/K/A RICHARD BOBOSKY Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Rich- ard Joseph Bobosky a/k/a Richard Bobo- sky, deceased, whose date of death was February 19, 2025, is pending in the Cir- cuit 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 represen- tative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI- CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-</div></div></div></div>	<div><div>HERNANDO COUNTY</div><div>cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216- 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 29, 2025.</div><div>Personal Representative: Richard Joseph Bobosky 394 Dorothy Avenue Ventura, California 93003</div><div>Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 paul@messinalawgroup.com service@messinalawgroup.com</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div><div>IN THE FIFTH JUDICIAL CIRCUIT COURT IN AND FOR HERNANDO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>Probate File Number: 2025 CP 000839 CPAXMX</div><div>IN RE: ESTATE OF THOMAS KELLNER Deceased.</div><div>NOTICE TO CREDITORS</div><div>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 Hern- ando 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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court.</div><div>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 NOTI- CE 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. NOTWITHSTAND- ING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE- DENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div>Personal Representative: /s/ Maureen Kellner Estate of Thomas Kellner 7115 Spring Hill Drive Spring Hill, Florida 34606</div><div>Attorney for Personal Representative: /s/ Dravin Dixon Florida Bar #952620 PO Box 696 Brooksville, Florida 34605 Telephone: 352-442-6770 Email: dravindixon@outlook.com</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div><div>HILLSBOROUGH COUNTY</div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-CP-002724</div><div>Division B</div><div>IN RE: ESTATE OF ROBERT DAVID WRIGHT Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of ROB- ERT DAVID WRIGHT, deceased, whose date of death was July 5, 2025, is pending in the Circuit Court for Hillsborough Coun- ty, 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 per- sonal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE.</div><div>The Personal Representative or cura- tor 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</div></div></div></div>	<div><div>HILLSBOROUGH COUNTY</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PE- RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 29, 2025.</div><div>Personal Representative: /s/ Heather Marie Wright 16810 Stanza Ct. Tampa, FL 33624</div><div>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</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>FAMILY DIVISION</div><div>CASE NO.: 24-DR-013114</div><div>DIVISION: J</div><div>IN RE: THE MARRIAGE OF BRYAN DAVID HENSON, Petitioner/Husband, and SHOSHANNA HENSON, Respondent/Wife.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</div><div><b>COMES NOW</b>, Petitioner/Husband, BRY- AN DAVID HENSON, by and through the undersigned counsel, and files this Notice of Action for Dissolution of Marriage (here- inafter "Notice"), and in support thereof, states as follows:</div><div>TO: Respondent/Wife, SHOSHANNA HENSON, whose last known address is 2205 Lauren Circle, Brandon, Florida 33510.</div><div>YOU ARE HEREBY NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on J. Robert Angstadt, Esquire, Cara L. Powell, Esquire, Victoria Fraley, Esquire, Tyla S. Jones, Esquire, and the law firm of Tampa Divorce, Attorneys for Petitioner/Husband, BRYAN DAVID HENSON, whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Monday, October 6, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St. Room 604, Tampa, Florida, 33602. <b>If you fail to do so, a default may be entered against you for the relief demanded in Hus- band's Petition for Dissolution of Mar- riage and Other Relief filed on October 11, 2024.</b></div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, located at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. You may review these docu- ments upon request.</div><div>You must keep the Clerk of Court's office notified of your current address. (You may file Designation of Current Mailing and E- Mail Address, Florida Supreme Court Ap- proved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e- mailed to the addressees) on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and in- formation. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 8/27/2025</div><div>Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602</div><div>By: /s/ Isha Tirado-Baker Deputy Clerk</div><div>8/29-9/19/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>CASE NO.: 25-CC-020419</div><div>DIVISION: R</div><div>KATARZYNA MARCINIEC, Plaintiff, v. ANNA MOSZKOWICZ, Defendant.</div><div>NOTICE OF ACTION</div><div>TO: ANNA MOSZKOWICZ</div><div>Last Known Address: 5301 Alafia Falls Drive, Lithia, FL 33547</div><div>YOU ARE NOTIFIED that an action has been filed against you in the above-styled Court regarding the unlawful retention of funds connected to a vacation rental transaction arranged through VRBO. The Plaintiff seeks monetary damages against you.</div><div>You are required to serve a copy of your written defenses, if any, to this action on: KATARZYNA MARCINIEC, Pro Se Plaintiff 475 Central Ave., Suite 400F St. Petersburg, FL 33701 Email: kasiamarciniec@yahoo.com</div><div>on or before September 25, 2025, and file the original with the Clerk of this Court either before service on Plaintiff or im- mediately thereafter. 800 E Twiggs Street, Tampa, FL 33602. <b>If you fail to do so, a default may be entered against you for the relief requested in the Complaint.</b></div><div>WITNESS my hand and seal of this Court on this August 20, 2025</div><div>Victor D. Crist Clerk of the Circuit Court Hillsborough County, Florida</div><div>By: /s/ Jessica Saladin</div><div>(Continued on next page)</div></div></div></div>







LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b> Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at <a href="http://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. <div>8/29/25LG 1T</div><div>-----</div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b>  Notice is hereby given that the under- signed intend(s) to register with the Florida Department of State, Division of Corpora- tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:  <b>BEE KIDS</b> Owner: Bee Kids Studio LLC, Owned by Amela Shkurti &amp; Jolanda Kastrati 132 Sabal Ct, Unit 19-G Oldsmar, FL 34677 <div>8/29/25LG 1T</div><div>-----</div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</b> FAMILY LAW DIVISION Case No.: 25-DR-002242 Division: D  IN RE: THE MARRIAGE OF: ZUZANA FAZEKASOVA, Petitioner/Wife, and TIMOTHY C. DRISCOLL JR., Respondent/Husband.  <b>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILDREN)</b>  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 26, 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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property including but not limited to: Personal Property, 12123 Wildbrook Drive,</div>	<div><b>HILLSBOROUGH COUNTY</b> Riverview, FL 33569. <b>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.</b> <b>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.</b> <b>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.</b> 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 <div>8/29-9/19/25 4T</div><div>-----</div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-023529  RIVERBEND WEST COMMUNITY ASSOCIATION, INC., Plaintiff, vs. CATHY A. CHRISTENSEN, Defendant.  <b>NOTICE OF ACTION</b>  TO: CATHY A. CHRISTENSEN 444 Serenity Hill Loop Ruskin, FL 33570 1173 NE Cleveland St. Clearwater, FL 33755 1753 Edinburgh Drive Tampa, FL 33647 11981 Plantation Road Fort Myers, FL 33966  YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the follow- ing described property:  Lot 1, Block 3, Riverbend West, Phase 2, as per the plat thereof, as recorded in Plat Book 128, Page 219, of the Public Records of Hillsborough Coun- ty, Florida.  Has been filed against you, and that you are required to serve a copy of your writen defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before <b>Septem- ber 29, 2025</b>, a date within 30 days after the first publication of the notice and file the</div>	<div><b>HILLSBOROUGH COUNTY</b> original with the Clerk of this Court either before service on Plaintiff's attorney or im- mediately thereafter; otherwise default will be entered against you for the relief de- manded in the complaint or petition.  DATED on August 22, 2025 Victor D. Crist As Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: s/ Mustafa Divan Deputy Clerk Michelle T. Reiss, Esquire Florida Bar No. 36993 APPLETON REISS, PLLC 215 N. Howard Avenue, Suite 200 Tampa, Florida 33606 (813) 542-8888 Attorneys for Plaintiff <div>8/29-9/5/25LG 2T</div><div>-----</div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002863 Division U  IN RE: ESTATE OF DAWN MARIE TIPPLE also known as DAWN M. TIPPLE Deceased.  <b>NOTICE TO CREDITORS</b>  The administration of the estate of DAWN MARIE TIPPLE, also known as DAWN M. TIPPLE, deceased, whose date of death was July 25, 2025, is pending in the Cir- cuit 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 represen- tative'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 PUB- LICATION OF THIS NOTICE.  The Personal Representative or cura- tor 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</div>	<div><b>HILLSBOROUGH COUNTY</b> TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PE- RIOD 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 29, 2025.  Personal Representative: /s/ Eugene D. Weiner 3623 W. Tacon St. Tampa, FL 33629  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 <div>8/29-9/5/25LG 2T</div><div>-----</div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002706  IN RE: ESTATE OF BONNIE L. SOLOMON Deceased.  <b>NOTICE TO CREDITORS</b>  The administration of the estate of Bon- nie L. Solomon, deceased, whose date of death was May 31, 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 representative and the personal representative's attorney are set forth be- low.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de- cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216- 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS</div>	<div><b>HILLSBOROUGH COUNTY</b> AFTER THE DATE OF THE FIRST PUBLI- CATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is August 29, 2025.  Personal Representative: /s/ Kari S. Brown 6617 Seabird Way Apollo Beach, Florida 33572  Attorney for Personal Representative: /s/ Gerard F. Wehle, Jr., Attorney Florida Bar Number: 769495 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: jj@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com <div>8/29-9/5/25LG 2T</div><div>-----</div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b>  Notice is hereby given that the under- signed intend(s) to register with the Florida Department of State, Division of Corpora- tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:  <b>J&amp;WC ECO</b> Owner: J&amp;WC Eco LLC 16607 Myrtle Sand Drive Wimauma, FL 33598 <div>8/29/25LG 1T</div><div>-----</div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b>  Notice is hereby given that the under- signed intend(s) to register with the Florida Department of State, Division of Corpora- tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:  <b>VENDZI</b> Owner: Ziest Journeys LLC 8414 Pine Road Tampa, FL 33637 <div>8/29/25LG 1T</div><div>-----</div><b>PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT</b> ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY Draft Air Permit No. 0571490-004-AC SESCO Terminals Florida Corporation SESCO Terminals Florida Hillsborough County, FL <b>Applicant:</b> The applicant for this project is SESCO Terminals Florida Corporation. The applicant's authorized representative and mailing address is: Hani Ararat, 7300 Wingate St., Houston, TX 77056. <b>Facility Location:</b> SESCO Terminals Florida proposes to construct a new bulk ma- terial handling facility, which will be located in Hillsborough County at 6020 Diana To- ledo Almeida Road, Gibsonton, FL 33534. <b>Project:</b> This permit authorizes the con- struction of a new bulk material handling facility. Various bulk materials will be re- ceived by either vessel or truck; stored in silos, domes, and outdoor storage piles; and shipped offsite by truck or vessel. The particulate matter emissions (PM) will be controlled through the use of partial en- closures, covered conveyors, baghouses, and water sprays, as needed. The facility will be a Synthetic Minor Source of PM emissions. <b>Permitting Authority:</b> Applications for air construction permits are subject to re- view in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/mailling ad- dress is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600. <b>Project File:</b> A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Author- ity. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested per- sons may contact the Permitting Author- ity's project engineer for additional infor- mation at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <a href="https://tdep.dep.state.fl.us/air/emission/apds/default.asp">https://tdep.dep.state.fl.us/air/emission/apds/default.asp</a>. <b>Notice of Intent to Issue Air Permit:</b> The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided rea- sonable assurance that this project will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Per- mit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a dif- ferent decision or a significant change of terms or conditions. <b>Comments:</b> The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant</div>
				(Continued on next page)
LA GACETA/Friday, August 29, 2025/Page 21				



HILLSBOROUGH COUNTY

change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

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

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

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

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

**Mediation:** Mediation is not available in this proceeding.

8/29/25LG 1T

NOTICE OF SUSPENSION

HILLSBOROUGH COUNTY

To: KADESHIA S. BLAKE MCKENZIE  
Case No.: CD202504693/D 3334638

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.

8/29-9/19/25LG 4T

NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO CHAPTERS 83.806/83.805 OF THE FLORIDA STATUTES.

2007 DODG PK 1D7HA18297S122310  
SEPT 15, 2025 AT PARK 47 LLC: 5127 N 47 ST, TAMPA, FL 33610 P#: 813-397-8291

OWNER: MOHAMMAD A HASAN / LIEN HOLDER: NONE

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT: BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

8/29-9/5/25LG 2T

HILLSBOROUGH COUNTY

Notice of Public Auction

Notice of public auction for monies due on storage units. The auction will be held on September 18, 2025, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

9505 N. Florida Ave., Tampa, FL 33612			
Tarvis Howard	B667	\$359.34	
Russell Hopley	1066	\$468.40	
Wilmary Valentin	B279	\$271.74	
Micheal Anderson	B275	\$183.40	
Tasha Parks	1016	\$470.40	
Maketha Lewis	B143	\$1,162.40	
Rodelyn Magloire	1038	\$452.50	
Jasmine Francis	B723	\$115.08	
Erica Parker	B421	\$493.90	
Ruth Melveney	B061	\$302.80	
Sherla Paulsen	B502	\$445.25	
Ronald Green	B129	\$618.50	
Ernesto Ventura	B668	\$259.34	
Angelica Marie Cevallos	B649	\$355.10	
Sylvio Desir	1022	\$638.75	
Janice Abdelwahed	B567	\$345.24	
Suhail Cortes Quinones	B612	\$449.35	
Kimberly Sloan	1003	\$470.40	
10415 N. Florida Ave., Tampa, FL 33612			
Elizabeth Pacheco	606	\$323.50	
Richard Mikulaj	1169	\$928.60	
Georgiana Robinson	1141	\$606.00	
Darrick Whitehead	143	\$462.84	
Annica Morgan	1251	\$328.85	
Monique Jackson	241	\$584.96	
Rosetta Coleman	207	\$246.54	
Erik Torrente	1325	\$573.72	
Ricardo Solomon	1280	\$455.70	
2309 Angel Oliva Senior St., Tampa, FL 33605			
Cornelius McDonald	3026E	\$601.51	
Stephanie Garcia-Mayor	3160W	\$508.65	
Elaine Godwin	3133W	\$416.64	
Breath of Life	3021E	\$425.90	
4406 W. Hillsborough Ave., Tampa, FL 33614			
Krissia Archaga	4425	\$472.76	
Candice McDay	4039	\$335.84	
Theo Lane	3016	\$2,231.00	
Aquiltania Colbert	3073	\$654.93	
Lisa Field	4248	\$341.84	
Amanda Richardson	4021	\$429.15	
Jeffrey Johnson	1215	\$294.44	
Daniel Cotten	1302	\$550.92	
Darlene Clark	4125	\$280.00	
Veronica Vargas	1622	\$375.98	
Elsa DeJesus	3176	\$354.54	
Alton Walker	4402	\$273.74	
Rosy Maryorix Maldonado	3126	\$494.81	
Mary La Rosa	3136	\$338.64	
Larry Johnson	2120	\$280.10	
Claudia Rios	4409	\$898.87	
Aquiltania Colbert	1210	\$359.85	
Natasha Cooper	4131	\$335.84	
5404 W. Waters Ave., Tampa, FL 33634			
Dan White	2166	\$515.64	
Taybet Siso	1250	\$349.00	
Victor Sanchez Solis	1047	\$426.90	
Andrew Caldwell	1130	\$440.44	
Joshua Chester	1037	\$638.80	
11401 W. Hillsborough Ave., Tampa, FL 33635			
Keisha Alamin	2064	\$400.05	
Tinisha Hart	1408	\$304.04	
Joshua Butler	1310	\$351.11	
Juan Franco	2184	\$391.60	
3182 Curlew Rd., Oldsmar, FL 34677			
Ora Crutcher	D021	\$811.20	
John Carey	C125	\$2,472.39	
Bernadette Billups	C204	\$430.10	
Alexis Rambo	B135	\$316.80	
Frank Laurenzana	G006	\$2,576.50	
Andrew Snethen	A139	\$430.10	
Lexie McGeough	C303	\$522.00	
Elizabeth Gomez	C025	\$1,059.20	
Sonia Viera	C041	\$487.20	
Ebonee Walker	C336	\$502.20	
3939 W. Gandy Blvd., Tampa, FL 33616			
Ashley Abdo	1116	\$271.74	
Richard Scally	2561	\$246.41	
Matthew Roentsch	2608	\$190.94	
Andrus Bennett	5215	\$661.85	
Nick Sassone	2663	\$162.70	
Brieanna Rydell	2571	\$170.24	
Jessica Jones	4016	\$190.94	
3826 W. Marcum St., Tampa, FL 33616			
Sharonda Brown	024	\$418.65	
6111 Gunn Hwy., Tampa, FL 33625			
LaDonna Lowrey	1538	\$313.90	
Marcus Gaddy	1048	\$584.24	
Trisha Lee	2537	\$421.40	
Itziamar Rivera	1121	\$286.90	
Lazarus Sims	3534-35	\$694.75	
Don Hall	3570	\$307.60	
Marla Stephens	3131	\$230.34	
Roylan Alonso Lopez	1415	\$253.04	
Jason Robertson	1714	\$474.40	
Suleydi de Armas	3464-66	\$854.25	
Bernadette Graham	2444	\$454.25	
Desiree Pitts	3523-25	\$491.10	
Yakout Hammadi	3452	\$421.40	
Dawn Dobson	3216	\$307.60	
Amy Myers	2401	\$282.10	
14123 State Rd. 54, Odessa, FL 33556			
Yolimar Medina	1050	\$213.80	
Ashlee Truzack	1176	\$399.50	

8/29-9/5/25LG 2T

IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002878  
Division A

IN RE: ESTATE OF  
JUDITH A. CONA  
Deceased

NOTICE TO CREDITORS

The administration of the estate of JUDITH A. CONA, deceased, whose date of death was March 16, 2025; File Number 25-CP-002878, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HILLSBOROUGH COUNTY

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 29, 2025.

Personal Representative:  
RICHARD CONA  
1218 Rainbrook Circle  
Valrico, FL 33596

Personal Representative's Attorneys:  
/s/Whitney C. Miranda, Esq. - FBN: 65928  
[WCM@GendersAlvarez.com](mailto:WCM@GendersAlvarez.com)

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **September 15, 2025**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: [HCFL.gov/SpeakUp](https://hcfl.gov/SpeakUp). You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

**In Person Participation:** While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at [HCFL.gov/SpeakUp](https://hcfl.gov/SpeakUp).

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

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to [HCFL.gov/Newsroom](https://hcfl.gov/Newsroom) and selecting the "Meetings & Events" button
- Listening to the hearing on smart phones by going to the above YouTube link.

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

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record.

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

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

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

REZONING REQUESTS

Petition RZ-STD 25-0435, filed on 02/03/2025 by Christian E. Guevara, of 10350 Celtic Ash Dr, Ruskin, FL 33573, ph (813) 296-4909. Requesting a Rezone to CN. The property is presently zoned ASC-1 and is located at 6th St SE, 480' S of E College Ave & 6th St SE intersection, W side of the street.

Petition RZ-PD 25-0836, filed on 05/15/2025 by David Wright / TSP Companies, Inc., of 18431 Cypress Bay Pkwy, Land O' Lakes, FL 34638, ph (813) 230-7473. Requesting a Rezone to Planned Development. The property is presently zoned ASC-1 and is located at 1911 Rebecca Rd.

Petition RZ-PD 25-0882, filed on 05/29/2025 by David Wright / TSP Companies, Inc., of PO Box 273417, Tampa, FL 33688, ph (813) 230-7473. Requesting a Rezone to Planned Development. The property is presently zoned AS-1 and is located at 1410 & 1414 SE 33rd St.

Petition RZ-PD 25-0919, filed on 06/04/2025 by Lincoln Bend West, LLC, represented by S. Elise Batsel / Stearns Weaver Miller, of 401 E Jackson St, Ste 2100, Tampa, FL 33602, ph (813) 223-4800. Requesting a Rezone to Planned Development. The property is presently zoned ASC-1 & RSC-2 and is located at NW corner of Old Big Bend Rd & Lincoln Rd.

Petition RZ-PD 25-0929, filed on 06/05/2025 by Mac McCraw / Mattamy Homes USA, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Tampa, FL 33602, ph (813) 221-3900. Requesting a Rezone to Planned Development. The property is presently zoned BPO and is located at 5500 Memorial Hwy.

Petition RZ-PD 25-0932, filed on 06/05/2025 by CWH Management Inc., represented by Isabelle Albert, of 1000 N Ashley Dr, #900, Tampa, FL 33602, ph (813) 331-0976. Requesting a Rezone to Planned Development. The property is presently zoned AR and is located at W of Field Blend Ct & Fern Hill Dr intersection.

Petition RZ-PD 25-0934, filed on 06/05/2025 by Stephen J. Dibbs, represented by Jim Porter / Akerman, of 401 E Jackson St, Ste 1700, Tampa, FL 33602, ph (813) 209-5060. Requesting a Rezone to Planned Development. The property is presently zoned AR and is located at NW corner of W Lutz Lake Fern Rd & Cypress Bridge Dr.

Petition RZ-PD 25-0939, filed on 06/05/2025 by Ledbetter MHP, LLC, represented by Celia Kaufman Carruthers / Oxbow Engineering, of 4206 National Guard Dr, Ste 1, Plant City, FL 33563, ph (954) 683-8085. Requesting a Rezone to Planned Development. The property is presently zoned CG and is located at 11017 E 92 Hwy & 11024 Old Hillsborough Ave.

Petition RZ-STD 25-1026, filed on 06/30/2025 by John Turner, of 4512 S 66th St, Tampa, FL 33619, ph (813) 300-7469. Requesting a Rezone to CI. The property is presently zoned RSC-6 and is located at 4512 S 66th St.

Petition RZ-STD 25-1111, filed on 07/15/2025 by Todd Pressman, of 200 2nd Ave S, #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Rezone to CI. The property is presently zoned AS-1 and is located at 11th Ave SE, 900' E of 11th Ave SE & 27th St SE intersection, S side of the street.

Petition RZ-STD 25-1143, filed on 07/22/2025 by WPG-Limona, LLC, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Rezone to CG. The property is presently zoned CN and is located at 1402 W Brandon Blvd.

MAJOR MODIFICATION REQUESTS

Petition MM 25-0849, filed on 05/20/2025 by Misty Moon Properties LLC, represented by Brian J. Aungst / Macfarlane Ferguson & McMullen, of 625 Court St, Ste 200, Clearwater, FL 33756, ph (727) 441-8966. Requesting Major Modification to Planned Development. The property is presently zoned PD (06-0491) and is located at 6010 & 6102 Duncan Rd.

Petition MM 25-0920, filed on 06/04/2025 by JPMorgan Chase Bank, National Association, represented by Chad Davis / Phelps Dunbar, of 100 S Ashley Dr, Ste 2000, Tampa, FL 33602, ph (813) 472-7554. Requesting Major Modification to Planned Development. The property is presently zoned PD (21-0560) and is located at 10302 Ellen Ave.

Petition MM 25-0933, filed on 06/05/2025 by Hill Ward Henderson, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting Major Modification to Planned Development. The property is presently zoned PD (01-1180) and is located at E 21st Ave, 200' W of E 21st Ave & Leslie Rd intersection, N side of the street.

8/29/25LG 1T

HILLSBOROUGH COUNTY

Derek B. Alvarez, Esq. - FBN: 114278  
[DBA@GendersAlvarez.com](mailto:DBA@GendersAlvarez.com)  
Anthony F. Diecidue, Esq. - FBN: 146528  
[AFD@GendersAlvarez.com](mailto:AFD@GendersAlvarez.com)  
GENDERS\*ALVAREZ\*DICIEDUE, 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](mailto:GADeservice@GendersAlvarez.com)  
8/29-9/5/25LG 2T

IN THE CIRCUIT COURT FOR THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 2025-CP-002686

IN RE: ESTATE OF  
PATRICIA CARR  
Deceased.

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS

The administration of the estate of Patricia Carr, deceased, whose date of death was July 18, 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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



LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

MINOR CHILD

NOTICE OF ACTION  
TERMINATION OF PARENTAL RIGHTS  
TO: KATIE TUCKER  
1421 Peachfield Dr., Valrico, FL 33596

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: I.V. born on 5/3/2016. You are hereby commanded to appear on **October 10, 2025, at 9:00 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: [ada@fljud13.org](mailto:ada@fljud13.org) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 21st day of August, 2025.

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

8/29-9/19/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
Case No.: 25-DR-008220  
Division: C

DIANA OREJUELA,  
Petitioner  
and  
OSCAR D. ARCILA,  
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE AND FOR DISESTABLISHMENT OF PATERNITY

TO: OSCAR D. ARCILA  
810 Windsor Circle, Brandon, FL 33510  
YOU ARE NOTIFIED that an action for Dissolution of Marriage and Dissetablishment of Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DIANA OREJUELA C/O RYAN T. FASSO, P.A., whose address is 601 S. Harbour Island Blvd., Suite 109, Tampa, FL 33602, on or before 9/30/2025, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property should be divided:  
Real property located at 810 Windsor Circle, Brandon, FL 33510 in Hillsborough County (Wife Seeking 100% Sole Ownership).

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 8/25/2025  
Victor D. Crist  
Clerk of the Circuit Court  
800 E Twiggs St, Tampa, FL 33602  
By: s/ Isha Tirado-Baker  
Deputy Clerk

8/29-9/19/25 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 25-CC-001452

BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff,  
vs.

RECORDO ADREAN LAWRENCE and KERRY-ANN LAWRENCE, husband and wife and UNKNOWN TENANT,  
Defendants.

NOTICE OF SALE  
PURSUANT TO CHAPTER 45  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-001452, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and RECORDO ADREAN LAWRENCE and KERRY-ANN LAWRENCE, husband and wife, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 10, 2025, in an online sale at [www.hillsborough.realeforeclose.com](http://www.hillsborough.realeforeclose.com), beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 2, Block 4, BRENTWOOD HILLS TRACT D/E, UNIT 1, according to the Map or Plat thereof as recorded in Plat Book 79, Page 40 of the Public Records of Hillsborough County, Florida.  
Property Address: 704 Orchard Isle Court, Valrico, FL 33594-4071

LEGAL ADVERTISEMENT

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 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 August 20, 2025  
/s/ Scott B. Tankel  
Scott B. Tankel, Esq., FBN 118453  
PRIMARY E-MAIL:  
[pleadings@tankellawgroup.com](mailto:pleadings@tankellawgroup.com)  
TANKEL LAW GROUP  
1022 Main Street, Suite D  
Dunedin, FL 34698  
(727) 736-1901 FAX (727) 736-2305  
ATTORNEY FOR PLAINTIFF

8/29-9/5/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-CP-002836  
Division A

IN RE: ESTATE OF ROBERT JAMES MORDUE  
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT JAMES MORDUE, deceased, whose date of death was April 5, 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 29, 2025.

Personal Representative:  
JAMES ROBERT MORDUE  
9111 Cape Verde Drive  
Seffner, FL 33584

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](mailto:nap.floridalaw@gmail.com)

8/29-9/5/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CASE NO.: 25-CP-002515; DIVISION: A

IN RE:  
ESTATE OF MICHAEL J. ZANATIAN,  
a/k/a MICHAEL ZANATIAN,  
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Michael J. Zanatian, a/k/a Michael Zanatian, deceased, whose date of death was June 22, 2025 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, 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 Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

All 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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 29, 2025.

Personal Representative:  
CARLA M. SPERRAZZA  
51 Dexter Avenue  
Tonaawanda, New York 14150

Attorney for Personal Representative:  
ADRIAN J. MUSIAL, JR., ESQUIRE, of A. J. Musial, Jr., P.A.  
1211 West Fletcher Avenue  
Tampa, Florida 33612-3363  
(813) 265-4051  
FL Bar no.: 157330  
Email service:  
[ajmusialattorney@yahoo.com](mailto:ajmusialattorney@yahoo.com)

8/29-9/5/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST, Plaintiff,  
Case No: 2025-CA-003927  
vs.  
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, HATTIE HATCHER, DECEASED; et al., Defendants.

NOTICE OF ACTION  
TO:  
DASIA JAKESHIA HATCHER  
7407 Manchester Lane  
Tampa, FL 33619  
LATOYA HATCHER  
7407 Manchester Lane  
Tampa, FL 33619  
NATHANIEL THORTON  
7407 Manchester Lane  
Tampa, FL 33619  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN, and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:  
LOT 4 IN BLOCK 14 OF PROGRESS VILLAGE, UNIT NO. ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, ON PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
PARCEL NUMBER(S): 0130191QO000014000040U  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.  
WITNESS my hand and seal of the said Court on the 20th day of August, 2025.  
CLERK OF THE CIRCUIT COURT  
By: /s/ Mustafa Divan  
Deputy Clerk  
(COURT SEAL)  
11080-1019119

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 24-CA-000510  
FREEDOMMORTGAGE CORPORATION PLAINTIFF,  
VS.  
LECTICIA ZABALETA VENTURA A/K/A LECTICIA ZABALETA NUNEZ A/K/A LECTICIA ZABELETA ET AL., DEFENDANTS.  
RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)  
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiffs Motion to Reset Sale Date dated the 21st day of August, 2025, and entered in Case No. 24-CA-000510, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LECTICIA ZABALETA VENTURA A/K/A LECTICIA ZABALETA NUNEZ A/K/A LECTICIA ZABELETA; DARWIN VENTURA AGUILAR A/K/A DARWIN VENTURA and ALLEGHENY CASUALTY COMPANY 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.realeforeclose.com](http://www.hillsborough.realeforeclose.com) at 10:00 A.M. on the 20th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 8, Block 8, East Broadway Heights, as per plat thereof, recorded in Plat Book 21, Page 1, 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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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](mailto:ada@fljud13.org)  
Dated this 25th 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](mailto:ESERVICE@MGS-LEGAL.COM)  
11080-1019124

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
Case No: 25-CA-004789  
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-J2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-J2, Plaintiff,  
vs.  
MARK J. MULE; et al., Defendants.

NOTICE OF ACTION  
TO:  
Mark J. Mule  
12231 Main Street, Suite 876  
San Antonio, FL 33576  
Unknown Spouse of Mark J. Mule  
12231 Main Street, Suite 876  
San Antonio, FL 33576  
Nicole R. Mule  
12231 Main Street, Suite 876  
San Antonio, FL 33576  
Unknown Spouse of Nicole R. Mule  
12231 Main Street, Suite 876  
San Antonio, FL 33576  
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN, and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.  
YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:  
PARCEL 1:  
A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°26'01" WEST, ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 100.01 FEET; THENCE SOUTH 89°50'19" EAST, 461.93 FEET; THENCE SOUTH 00°25'43" EAST, 443.43 FEET, TO THE SOUTH BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°47'50" WEST, ALONG SAID SOUTH BOUNDARY LINE, 115.00 FEET; THENCE NORTH 23°33'04" WEST, 374.15 FEET; THENCE NORTH 89°37'04" WEST, ALONG THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, 200.00 FEET, TO THE POINT OF BEGINNING.  
PARCEL 2:  
THE SOUTH 100.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO ALL OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE HIGHWAY AND THE TAMPA NORTHERN RAILROAD, ALL IN SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION OF JULY 9, 1993; IN OFFICIAL RECORDS BOOK 7039, PAGE 869 AND 874; OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.  
WITNESS my hand and seal of the said Court on the 5th day of August, 2025.  
CLERK OF THE CIRCUIT COURT  
By: Mustafa Divan  
Deputy Clerk  
(COURT SEAL)  
11080-1019132

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PNC Bank, National Association Plaintiff,  
vs.  
Saknarin Juiklom, et al.  
Defendants. Case No.: 25-CA-004904  
Division: Civil

PUBLISH 2 CONSECUTIVE WEEKS  
NOTICE OF ACTION AGAINST DEFENDANT SAKNARIN JUIKLOM, CHENJIT JUIKLOM, UNKNOWN TENANTS AND UNKNOWN PARTIES, WITH AN INTEREST IN THE SUBJECT PROPERTY BY VIRTUE OF ACTUAL POSSESSION OR ANY ALLEGED PRESENT OR FUTURE OWNERSHIP INTEREST AND JAMES T. WELLS

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

To:  
SAKNARIN JUIKLOM  
5112 EAST 122ND AVENUE  
TEMPLE TERRACE, FL 33617  
UNITED STATES OF AMERICA  
CHENJIT JUIKLOM  
5112 EAST 122ND AVENUE  
TEMPLE TERRACE, FL 33617  
UNITED STATES OF AMERICA  
UNKNOWN TENANTS AND UNKNOWN PARTIES, WITH AN INTEREST IN THE SUBJECT PROPERTY BY VIRTUE OF ACTUAL POSSESSION OR ANY ALLEGED PRESENT OR FUTURE OWNERSHIP INTEREST  
5112 EAST 122ND AVENUE  
TEMPLE TERRACE, FL 33617  
UNITED STATES OF AMERICA  
JAMES T. WELLS  
5112 EAST 122ND AVENUE  
TEMPLE TERRACE, FL 33617  
UNITED STATES OF AMERICA

and all parties claiming interest by, through, under or against Defendant(s) SAKNARIN JUIKLOM, CHENJIT JUIKLOM, UNKNOWN TENANTS AND UNKNOWN PARTIES, WITH AN INTEREST IN THE SUBJECT PROPERTY BY VIRTUE OF ACTUAL POSSESSION OR ANY ALLEGED PRESENT OR FUTURE OWNERSHIP INTEREST AND JAMES T. WELLS, and all parties having or claiming to have any right, title or interest in the property herein described;  
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:

The North 250 feet of the South 300 feet of the East 76 feet of the West 990 feet of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 28 South, Range 19 East, lying and being in Hillsborough County, Florida.

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.  
WITNESS my hand and seal of this Court on the 21 day of August, 2025.

VICTOR D. CRIST  
CLERK OF THE CIRCUIT COURT  
HILLSBOROUGH COUNTY, FLORIDA  
By: Isha Tirado-Baker  
Deputy Clerk  
NOTICE TO PERSONS WITH DISABILITIES

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL, 33602, Phone: 813-272-7040, [ADA@fljud13.org](mailto:ADA@fljud13.org), at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice-impaired, call 711.  
FOR PUBLICATION – RETURN TO COPY:  
THE MANLEY LAW FIRM LLC  
11080-1019016

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-002844

IN RE: ESTATE OF CRYSTAL LAMBERT  
Deceased.

NOTICE TO CREDITORS (Summary Administration)

The administration of the estate of Crystal Lambert, deceased, whose date of death was June 12, 2025, File Number 25-CP-002844, is pending in the Thirteenth Judicial Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The name and address 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 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 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 29, 2025.

Petitioner:  
Cheryl Alvarez  
17274 Hackberry Square, Apt. 406  
Land O' Lakes, Florida 34638

Attorney for Petitioner:  
Joseph Martinez, Esq.  
Florida Bar Number: 483990  
Joseph F. Martinez, P.A.  
2202 N. Westshore Boulevard, Ste. 200  
Tampa, Florida 33607  
Telephone: (727) 363-1529  
Fax: (813) 288-1520  
E-Mail: [jmartinez@mlaw.us](mailto:jmartinez@mlaw.us)  
Secondary E-Mail: [jessica@mlaw.us](mailto:jessica@mlaw.us)

8/29-9/5/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 24-CC-061465

SHELL POINT COMMUNITY ASSOCIATION, INC.,  
Plaintiff,  
vs.

JOSEPH CASANOVA BELL,

(Continued on next page)



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b></div> <div>A SINGLE MAN, Defendant(s).</div> <div>NOTICE OF SALE</div> <div>Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-061465, that resulted from the Final Hearing on or about August 18, 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-061465 on about August 18, 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:</div> <div>Lot 24, of SHELL COVE PHASE 1, according to the plat thereof, as recorded in Plat Book 137, Page 58, of the Public Records of Hillsborough County, Florida.</div> <div>and commonly known as: 1069 Anchor Bend Dr, Ruskin, FL 33570; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, <b>on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com</b>, on <b>October 10, 2025 at 10:00AM</b>. 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.</div> <div>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.</div> <div>Dated this August 21, 2025</div> <div>/s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> Frazier &amp; Bowles, Attorneys at Law 45379.165</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002708 Division B</div> <div>IN RE: ESTATE OF NELL PETERSON Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of NELL PETERSON, deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is PO Box 3360 Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative 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 ss. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: /s/ Jason Roy Peterson JASON ROY PETERSON 131 Seaport Blvd., Apt. 621 Boston, MA 02210</div> <div>Attorney for Personal Representative: /s/ Emma Hemness Emma Hemness, Esq. Florida Bar # 56960 HEMNESS FALLER ELDER LAW 309 N. Parsons Ave. Brandon, FL 33510 (813) 661-5297 (813) 689-8725 fax service@hemnesslaw.com probate@hemnesslaw.com</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 917014 from Landmark Engineering &amp; Surveying Corp 8515 Palm River Road, Tampa, FL 33619. Application received: April 30, 2025. Proposed activity: Multi Family and Restaurant. Project name: Bahia Waterside. Project size: 1.72 acres Location: Section(s) S08 / T30S / R18E City of Tampa. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application &amp; Permit Search Tools" function on the District's website at <a href="http://www.watermatters.org/permits">www.watermatters.org/permits</a>. Interested persons may inspect a copy of the appli-</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>cation and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at <a href="http://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.</div> <div>8/29/25LG 1T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION Case No. 2025-CP-002752</div> <div>IN RE: ESTATE OF JILL A. TAMBURO Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Jill A. Tamburo, deceased, whose date of death was May 3, 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 representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: Daniel Stratton 1951 Amberwood Drive Riverview, FL 33578</div> <div>Attorneys for Personal Representative: /s/ Keegan Gothers Keegan Gothers, Esq. Florida Bar No. 1054370 Brice ZoECKlein, Esq. Florida Bar No. 0085615 ZoECKlein Law, P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 keegan@zoECKleinlawpa.com brice@zoECKleinlawpa.com eservice1@zoECKleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 2025-CP-001684</div> <div>IN RE: ESTATE OF CECIBEL DUARTE Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Cecibel Duarte, deceased, whose date of death was March 29, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: /s/ Angel Luis Negron Angel Luis Negron 2821 Timberway Place Brandon, Florida 33511</div> <div>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: <a href="mailto:desiree@sanchezlaw.com">desiree@sanchezlaw.com</a> Secondary E-Mail: <a href="mailto:info@sanchezlaw.com">info@sanchezlaw.com</a></div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-001506</div> <div>IN RE: ESTATE OF PAIGE HOWARD Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of PAIGE HOWARD, deceased, whose date of death was January 3, 2025; File Number 25-CP-001506, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: JESSICA LYNN WIGGINS 2204 N. Spring Glade Circle Tampa, FL 33613</div> <div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 <a href="mailto:DBA@GendersAlvarez.com">DBA@GendersAlvarez.com</a> Anthony F. Diecidue, Esq. - FBN: 146528 <a href="mailto:AFD@GendersAlvarez.com">AFD@GendersAlvarez.com</a> Whitney C. Miranda, Esq. - FBN: 65928 <a href="mailto:WCM@GendersAlvarez.com">WCM@GendersAlvarez.com</a> 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: <a href="mailto:GADeservice@GendersAlvarez.com">GADeservice@GendersAlvarez.com</a></div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> File No. 29-2025-CP-002764 Division Probate</div> <div>IN RE: ESTATE OF TAMRA ANN GORRASI AKA TAMRA ANN KASPI Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of TAMRA ANN GORRASI AKA TAMRA ANN KASPI, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is George Edgecomb Courthouse at 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>Personal Representative: HUNTER GRETEBECK 11711 N. Boulevard Tampa, Florida 33612</div> <div>Attorney for Personal Representative: JESSICA LYNN SILVA, ESQUIRE Florida Bar Number: 1011110 Law Office of Jessica Lynn Silva, PLLC 1360 S. Patrick Drive, Suite 4 Satellite Beach, Florida 32937 Telephone: (321) 474-2034 E-Mail: <a href="mailto:jessica@jessicalynnlaw.com">jessica@jessicalynnlaw.com</a> Secondary E-Mail: <a href="mailto:office@jessicalynnlaw.com">office@jessicalynnlaw.com</a></div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No: 25-CP-002413 Division A</div> <div>IN RE: ESTATE OF JUNIOR FITZROY TYRELL AKA JUNIOR F. TYRELL AKA JUNIOR TYRELL Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Junior Fitzroy Tyrell, aka Junior F. Tyrell and Junior Tyrell, 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 P.O. Box 3360, Tampa, FL 33601.</div> <div>The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the 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 – 732.218, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: /s/ Juliet Tyrell JULIET TYRELL 332 E. 29th St. Brooklyn, NY 11226</div> <div>Attorney for Personal Representative /s/ Debbie London Baker DEBBIE LONDON BAKER Florida Bar Number: 119061 6409 Eureka Springs Rd., Ste. 516 Tampa, FL 33610 Telephone: 813-586-1332 E-Mail: <a href="mailto:debbaker@londonbakerlaw.com">debbaker@londonbakerlaw.com</a></div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION Case No.: 25-CP-002732</div> <div>IN RE: ESTATE OF JEFFREY KENT CHRISTY, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Jeffrey Kent Christy, deceased, whose date of death was March 4, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>is August 29, 2025.</div> <div>Personal Representative: Jennifer Ann Glidden 11223 Beeswing Place Riverview, FL 33578</div> <div>Attorney for Personal Representative: Marley Dodd, Esq. Florida Bar No. 1058457 Brice ZoECKlein, Esq. Florida Bar No. 0085615 ZoECKlein Law, P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 <a href="mailto:marley@zoECKleinlawpa.com">marley@zoECKleinlawpa.com</a> <a href="mailto:brice@zoECKleinlawpa.com">brice@zoECKleinlawpa.com</a> <a href="mailto:eservice4@zoECKleinlawpa.com">eservice4@zoECKleinlawpa.com</a> Telephone: (813) 501-5071 Fax: (813) 925-4310</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> COUNTY CIVIL DIVISION CASE NO.: 2025-CC-024308</div> <div>CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. FRESH LEGAL PERSPECTIVE, PL, AS TRUSTEE ONLY UNDER THE JANUARY 1, 2023 LAND TRUST, Defendant.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on August 18, 2025 by the County Court of Hillsborough County, Florida, the property described as:</div> <div>Schedule A</div> <div>The Southerly ½ of lot 10, NORTH VILLAGE SUBDIVISION, as recorded in Plat Book 49, Page 43, of the Public Records of Hillsborough County, Florida, more particularly described as follows: Beginning at the southeast corner of said lot 10; thence south 89 Degrees, 10 minutes, 02 seconds west, 266.24 feet to a point on a curve concave to the southeast and having a radius of 25.00 feet (a radial to said point bears north 79 degrees, 17 minutes, 35 seconds west) said point also being on the southerly right-of-way line of Bardmoor Place; thence continue along said right-of-way line of Bardmoor Place, the following courses and curves; northeasterly along the arc of aforementioned curve 34.23 feet through a central angle of 78 degrees 27 minutes 37 seconds; thence north 89 degrees 10 minutes 02 seconds east 56.75 feet to the beginning of a tangent curve concave to the northwest and having a radius of 75.00 feet; thence northeasterly along said curve 85.85 feet through a central angle of 65 degrees, 35 minutes, 08 seconds; thence leaving the east right-of-way line of Bardmoor Plsce nontangent north 89 degrees, 10 minutes, 02 seconds east, 116.71 feet; thence south 00 degrees, 49 minutes, 58 seconds east, 64.00 feet to the point of beginning.</div> <div>will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically on-line at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> at 10:00 A.M. on <u>October 10, 2025</u>.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.</div> <div>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.</div> <div>/s/ Niurka F. Asmer Niurka F. Asmer, Esquire Florida Bar No: 370680 <a href="mailto:nasmer@appletonreiss.com">nasmer@appletonreiss.com</a> Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Fax: 813-542-5054 Attorney for Plaintiff</div> <div>8/29-9/5/24LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY</b> FAMILY LAW DIVISION CASE NO: 25-DR-005166 DIVISION: B</div> <div>IN RE: The Marriage of ASEEL ISSAM SAID ALIHAMDAN Petitioner, and AIMAN ADEL MOHAMMAD HAMDAN Respondent.</div> <div>NOTICE OF ACTION</div> <div>TO: AIMAN ADEL MOHAMMAD HAMDAN 9747 Tranquility Lake Circle, Apt. 202 Riverview, FL 33578</div> <div>YOU ARE NOTIFIED that a post-judgment action for modification of a final judgment dissolution of marriage has been filed against you and that you are required to serve a copy of your written defense, if any, to it on Sam Badawi, Esq. Attorney for Petitioner, whose address is 1405 University Point Place, Tampa, FL 33613 and file the original with the clerk of court at 800 East Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b></div> <div>The action is asking the court to decide how the following real or personal property should be divided: N/A</div> <div><b>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.</b></div> <div>(Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b><p>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 Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p><p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p><p><b>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.</b></p><p>Dated 8/20/2025</p><p>Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602</p><p>By: /s/ Isha Tirado-Baker Deputy Clerk</p><p>8/29-9/19/25LG 4T</p></div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b><p>PROBATE DIVISION</p><p>Case No: 2025-CP-001664</p><p>Division: A</p><p>IN RE: ESTATE OF CARLA ELYNN FREEDMAN A/K/A CARLA E. FREEDMAN A/K/A CARLA FREEDMAN, Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>The administration of the estate of Carla Elynn Freedman a/k/a Carla E. Freedman a/k/a Carla Freedman, deceased, whose date of death was September 23, 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 29, 2025.</p><p>Personal Representative: Jeanne L. Shanin 10612 Walker Vista Dr. Riverview, Florida 33578</p><p>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) 216-4787 paul@messinalawgroup.com service@messinalawgroup.com</p><p>8/29-9/5/25LG 2T</p></div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b><p>PROBATE DIVISION</p><p>File No. 25-CP-002816</p><p>Division A</p><p>IN RE: ESTATE OF ELIO GONZALEZ, III Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>The administration of the estate of ELIO GONZALEZ, III, 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 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 29, 2025.</p><p>Personal Representative: GLORIA JEAN McCLAMMA 7001 W. Dormany Rd. Plant City, FL 33565</p><p>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</p><p>8/29-9/5/25LG 2T</p></div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b><p>PROBATE DIVISION</p><p>File No. 25-CP-002586</p><p>IN RE: ESTATE OF MYRIAM L. LEHR, Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>The administration of the estate of Myriam L. Lehr, deceased, whose date of death was April 24, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 29, 2025.</p><p>Personal Representative: Eric Joseph Lehr 6019 Mornay Drive Tampa, Florida 33615</p><p>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</p><p>8/29-9/5/25LG 2T</p></div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</b><p>FAMILY LAW DIVISION</p><p>Case No.: 24-DR-002242</p><p>Division: D</p><p>IN RE: THE MARRIAGE OF: ZUZANA FAZEKASOVA, Petitioner/Wife, and TIMOTHY C. DRISCOLL JR., Respondent/Husband.</p><p><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b></p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>TO: TIMOTHY C. DRISCOLL JR. 12123 Wildbrook Drive Riverview, FL 33569</p><p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b></p><p>The action is asking the court to decide how real or personal property should be divided: N/A</p><p><b>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.</b></p><p><b>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.)</b> Future papers in this lawsuit will be mailed to the address on record at the clerk's office.</p><p><b>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.</b></p><p>Dated 8/15/2025</p><p>Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602</p><p>By: /s/ Isha Tirado-Baker Deputy Clerk</p><p>8/22-9/12/25 4T</p></div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b><p>Case No.: 25DR10909</p><p>Division: CP</p><p>INGRID VANESSA ARCE MADRIGAL, Petitioner, and DARRELL ANDREW DURHAM JR., Respondent.</p><p><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b></p><p>TO: DARRELL ANDREW DURHAM JR. 15040 S. US Hwy 301 Wimauma, FL 33598</p><p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b></p><p>The action is asking the court to decide how the following real or personal property should be divided: NA</p><p><b>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.</b></p><p><b>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.)</b> Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p><p><b>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.</b></p><p>Dated August 14, 2025</p><p>Victor D. Crist Clerk of the Circuit Court</p><p>By: /s/ Galina Zahorsky Deputy Clerk</p><p>8/22-9/12/25LG 4T</p></div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</b><p>PROBATE DIVISION</p><p>CASE NUMBER: 25-CP-001682</p><p>DIVISION: W</p><p>IN RE: ESTATE OF GERALD RAYMOND WESTBROCK Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>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.</p><p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p><p>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.</p><p>All creditors of the decedent and other</p></div>

<div><b>CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE</b><p>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 <b>9/3/2025</b> at <b>9:00 A.M. and 1:00 P.M.</b> 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.</p><p>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.</p><p><b>CASES TO BE HEARD AT THE 9:00 A.M. HEARING</b></p><p>CASE NO: COD-25-0001562</p><p>NAME OF VIOLATOR: DANIEL GRECO AND MATTHEW</p><p>LOCATION OF VIOLATION: 1105 E 28TH AVE, TAMPA, FL</p><p>CODE SECTIONS: 19-231(3) 19-231(4)c 19-231(5)c 19-231(11) 19-231(13)</p><p>LEGAL DESCRIPTION: HOMESTEAD REVISED MAP E 40 FT OF W 140 FT OF LOT 1 BLOCK 4</p><p>FOLIO: 173107.0000</p><p>CASE NO: COD-25-0001650</p><p>NAME OF VIOLATOR: DIANA JEAN WASHINGTON/ LIFE</p><p>LOCATION OF VIOLATION: 6802 N NAVIN AVE, TAMPA, FL</p><p>CODE SECTIONS: 19-56 19-231(15)c</p><p>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</p><p>FOLIO: 162715.0000</p><p>CASE NO: COD-25-0001849</p><p>NAME OF VIOLATOR: ANITA GREEN</p><p>LOCATION OF VIOLATION: 4226 W LAUREL ST, TAMPA, FL</p><p>CODE SECTIONS: 19-49</p><p>LEGAL DESCRIPTION: CYPRESS ESTATES LOT 12 BLOCK 1</p><p>FOLIO: 111040.0000</p><p>CASE NO: COD-25-0001894</p><p>NAME OF VIOLATOR: MICHAEL D WILLIAMS ET AL</p><p>LOCATION OF VIOLATION: 1107 E HUMPHREY ST, TAMPA, FL</p><p>CODE SECTIONS: 19-49</p><p>LEGAL DESCRIPTION: SPRING HILL ADDITION CORRECTED MAP LOT 13 AND N 1/2 CLOSED ALLEY ABUTTING THEREON BLOCK 8</p><p>FOLIO: 146101.0000</p><p>CASE NO: COD-25-0001911</p><p>NAME OF VIOLATOR: ESTATE OF ANGELA T</p><p>LOCATION OF VIOLATION: 8009 N MULBERRY ST, TAMPA, FL</p><p>CODE SECTIONS: 19-50</p><p>LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 5 BLOCK 62 AND CLOSED ALLEY ABUTTING ON E</p><p>FOLIO: 146965.0100</p><p>CASE NO: COD-25-0001972</p><p>NAME OF VIOLATOR: CB CAPITAL RESOURCES INC</p><p>LOCATION OF VIOLATION: 1213 E PARK CIR, TAMPA, FL</p><p>CODE SECTIONS: 19-49 19-231(15)c</p><p>LEGAL DESCRIPTION: RIVERBEND SUBDIVISION LOT 8 LESS W 30 FT AND LOT 9 BLOCK B</p><p>FOLIO: 169759.0000</p><p>CASE NO: COD-25-0002069</p><p>NAME OF VIOLATOR: LUZ M DE LA ROSA AND</p><p>LOCATION OF VIOLATION: 712 E ESKIMO AVE, TAMPA, FL</p><p>CODE SECTIONS: 19-49 19-231(15)c 27-326</p><p>LEGAL DESCRIPTION: SPRING HILL SUBDIVISION LOT 7 AND S 1/2 CLOSED ALLEY ABUTTING ON N BLK E BLOCK E</p><p>FOLIO: 99332.0000</p><p>CASE NO: COD-25-0002077</p><p>NAME OF VIOLATOR: NICOLAS KRAUSE AND GRACE</p><p>LOCATION OF VIOLATION: 6302 N NEBRASKA AVE, TAMPA, FL</p><p>CODE SECTIONS: 19-237</p><p>LEGAL DESCRIPTION: OAKWOOD S 71 FT OF LOT 1 LESS ST BLOCK B</p><p>FOLIO: 163051.0000</p><p>CASE NO: COD-25-0002090</p><p>NAME OF VIOLATOR: FRANCISCO PEREIRO AND SONIA</p><p>LOCATION OF VIOLATION: 6908 N 17TH ST, TAMPA, FL</p><p>CODE SECTIONS: 19-49 19-56</p><p>LEGAL DESCRIPTION: RIVERBEND MANOR LOT 8 AND N 15 FT OF LOT 9 BLOCK K</p><p>FOLIO: 149415.0000</p><p>CASE NO: COD-25-0002179</p><p>NAME OF VIOLATOR: BHOOMI R MEHTA</p><p>LOCATION OF VIOLATION: 2105 E DIANA ST, TAMPA, FL</p><p>CODE SECTIONS: 19-77</p><p>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</p><p>FOLIO: 150235.0000</p></div>	<div><p>CASE NO: COD-25-0002250</p><p>NAME OF VIOLATOR: EARL B MASON SR</p><p>LOCATION OF VIOLATION: 2521 E STANLEY MATTHEW CIR, TAMPA, FL</p><p>CODE SECTIONS: 19-231(10) 19-231(17)</p><p>LEGAL DESCRIPTION: TERRACE VILLAGE TOWNHOMES II LOT 10</p><p>FOLIO: 147293.5020</p><p>CASE NO: COD-25-0002292</p><p>NAME OF VIOLATOR: CROOKED PINE INVESTMENTS LLC</p><p>LOCATION OF VIOLATION: 911 E CRENSHAW ST, TAMPA, FL</p><p>CODE SECTIONS: 19-49 19-50 19-231(15)c</p><p>LEGAL DESCRIPTION: EVELYN CITY LOT 68</p><p>FOLIO: 169915.0000</p><p>CASE NO: COD-25-0002352</p><p>NAME OF VIOLATOR: MICHAEL WINSTEAD AND</p><p>LOCATION OF VIOLATION: 2903 E HOWELL ST, TAMPA, FL</p><p>CODE SECTIONS: 19-49 19-56</p><p>LEGAL DESCRIPTION: HILL TOP HEIGHTS LOT 35</p><p>FOLIO: 148940.0000</p><p>CASE NO: COD-25-0002530</p><p>NAME OF VIOLATOR: GREGORY N KNOCH</p><p>LOCATION OF VIOLATION: TAMPA, FL 33602</p><p>CODE SECTIONS: 19-47 19-49 19-50 19-59 19-231(15)c</p><p>LEGAL DESCRIPTION: SUBURB ROYAL LOT 15 BLOCK 18</p><p>FOLIO: 181861.0000</p><p><b>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</b></p><p>CASE NO: COD-25-0000254</p><p>NAME OF VIOLATOR: SAMUEL J AND SARAH B HELLER</p><p>LOCATION OF VIOLATION: 4205 W AZEELE ST, TAMPA, FL</p><p>CODE SECTIONS: 27-284.2 27-284.2.4</p><p>LEGAL DESCRIPTION: WESTWEGO W 100 FT OF S 128 FT OF LOT 16</p><p>FOLIO: 115405.0000</p><p>CASE NO: COD-25-0001556</p><p>NAME OF VIOLATOR: FRANK H RODER AND MICHAEL</p><p>LOCATION OF VIOLATION: 908 E LOUISIANA AVE, TAMPA, FL</p><p>CODE SECTIONS: 27-211.2.3 27-326</p><p>LEGAL DESCRIPTION: DEMOREST LOT 10 BLOCK 15 AND S 1/2 OF CLOSED ALLEY ABUTTING THEREOF</p><p>FOLIO: 171728.0000</p><p>CASE NO: COD-25-0002096</p><p>NAME OF VIOLATOR: HENRY DICKSON JR LIFE ESTATE</p><p>LOCATION OF VIOLATION: 1007 E COLUMBUS DR, TAMPA, FL</p><p>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</p><p>LEGAL DESCRIPTION: MERRIAMS LOT 9 BLOCK 1</p><p>FOLIO: 198270.0000</p><p>CASE NO: COD-25-0002109</p><p>NAME OF VIOLATOR: RICHARD HUEL ROBINSON</p><p>LOCATION OF VIOLATION: 302 N OREGON AVE, TAMPA, FL</p><p>CODE SECTIONS: 27-284.2 27-284.2.4</p><p>LEGAL DESCRIPTION: FULLER'S SUBDIVISION LOT 24 BLOCK 3</p><p>FOLIO: 183721.0000</p><p>CASE NO: COD-25-0002113</p><p>NAME OF VIOLATOR: YVETTE HOWARD</p><p>LOCATION OF VIOLATION: 3007N JEFFERSON ST, TAMPA, FL</p><p>CODE SECTIONS: 27-283.11(b) 27-326</p><p>LEGAL DESCRIPTION: CENTRAL PARK BLKS 1 2 4 TO 12 13 14 AND 15 S 1/2 OF LOTS 19 AND 20 BLOCK 5</p><p>FOLIO: 182972.0000</p><p>CASE NO: COD-25-0002197</p><p>NAME OF VIOLATOR: NANCY C BRUEMMER/ TRUSTEE</p><p>LOCATION OF VIOLATION: 4214 W SWANN AVE, TAMPA, FL</p><p>CODE SECTIONS: 27-287.25 (e).(3)</p><p>LEGAL DESCRIPTION: BEACH PARK LOTS 3 AND 4 BLOCK 45</p><p>FOLIO: 114022.0000</p><p>CASE NO: COD-25-0002324</p><p>NAME OF VIOLATOR: MULBERRY STREET LLC</p><p>LOCATION OF VIOLATION: 8302 N MULBERRY ST, TAMPA, FL</p><p>CODE SECTIONS: 27-156 27-326</p><p>LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 18 AND E 5 FT CLOSED ALLEY ABUTTING ON W BLOCK 28</p><p>FOLIO: 146501.0500</p><p>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.</p><p>INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.</p><p>SHIRLEY FOXX-KNOWLES, CMC CITY CLERK</p><p>8/8-8/24/25LG 4T</p></div>
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LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b><p>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.</p><p>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.</p><p>ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.</p><p>The date of the first publication of this Notice is August 22, 2025.</p><p>Personal Representative: s/ Michael R. Westbrook MICHAEL R. WESTBROCK 2431 E. 34th Street Tulsa, OK 74105 mwestbrock@gmail.com</p><p>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</p><p>8/22-8/29/25LG 2T</p><div><b>IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002770</div><p>IN RE: ESTATE OF SILVESTRE ABELARDO BELTRAN Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 22, 2025.</p><p>Personal Representative: DANIEL VALLE CASTILLO 1309 W. Rampart St. Tampa, Florida 33604</p><p>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</p><p>8/22-8/29/25LG 2T</p><div><b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-DR-11165 Division: FP</div><p>STEPHANIE D ADAMS Petitioner, and PRISCILLA M LOVETTE Respondent.</p><p><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b></p><p>TO: PRISCILLA M LOVETTE 6211 Olivedale Drive Riverview, FL 33578</p><p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on STEPHANIE D ADAMS, whose address is 6211 Olivedale Drive,</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>Riverview, FL 33578, on or before 9/25/25, and file the original with the clerk of this Court at 800 E Twigg's St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b></p><p>The action is asking the court to decide how the following real or personal property should be divided: NA</p><p><b>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.</b></p><p><b>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.</b></p><p><b>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.</b></p><p>Dated August 20, 2025 Victor D. Crist Clerk of the Circuit Court</p><p>By: /s/ Illegible Deputy Clerk</p><p>8/22-9/12/25LG 4T</p><div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> File No. 25-CP-002123 Division W</div><p>IN RE: ESTATE OF ROBERT FRANKLIN MCELHENY Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 22, 2025.</p><p>Personal Representative: /s/ Bonny McElheny Bonny McElheny 6205 Wild Orchid Drive Lithia, Florida 33547</p><p>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 Specter Road Lithia, Florida 33547 Telephone: (813) 870-9555</p><p>8/22-8/29/25LG 2T</p><div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No.: 25-CP-002274</div><p>IN RE: ESTATE OF JIMMY D. LINESBERRY Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>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.</p><p>All creditors of the decedent and other persons having claims or demands against</p></div>	<div><b>HILLSBOROUGH COUNTY</b><p>decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is Friday, August 29, 2025.</p><p>Personal Representative: /s/ Randy James Linesberry 2217 Parkwood Drive Valrico, Florida 33594</p><p>Attorney for Personal Representative: /s/ Judith S. Lambert, Esquire Lambert Law Offices, PL 617 W. Lumsden Road Brandon, Florida 33511 Telephone: (813) 662-7429 Fax: (813) 685-6575</p><p>8/22-8/29/25LG 2T</p><div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002679 Division A</div><p>IN RE: ESTATE OF HAYWOOD LEE GORDON Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>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. Twigg's Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is August 22, 2025.</p><p>Personal Representative: /s/ Andretta Gordon 11206 Gate House Drive Tampa, Florida 33625</p><p>Attorney for Personal Representative: /s/ Ann-Eliza M. Taylor Florida Bar Number: 70852 Older Lundy Koch &amp; Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundy.com Secondary E-Mail: dmorris@olderlundy.com</p><p>8/22-8/29/25LG 2T</p><div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002730 Division A</div><p>IN RE: ESTATE OF RALPH D. LEARMAN Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>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. Twigg's Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The Personal Representative or cura-</p><p>(Continued on next page)</p></div>

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE	CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE
<p>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 <b>9/10/2025 at 9:00 A.M. and 1:00 P.M.</b> 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.</p> <p>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.</p> <p><b>CASES TO BE HEARD AT THE 9:00 A.M. HEARING</b></p> <p>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 &amp; N 1 FT OF LOT 13 BLOCK 18 AND W 1/2 OF CLOSED ALLEY ABUTTING THEREON EAST FOLIO: 113670.0000</p> <p>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</p> <p>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</p> <p>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</p> <p>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 &amp; 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 &amp; 2 AND ALL OF ALLEY S OF LOT 3 BLOCK 14 FOLIO: 135596.0000</p> <p>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</p> <p>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 &amp; RUN E 2.91 FT NWLY 20.21 FT &amp; S ... FOLIO: 175592.0000</p> <p>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</p> <p>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</p> <p>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</p>	<p>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</p> <p>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</p> <p>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</p> <p><b>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</b></p> <p>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 &amp; 25 FT W OF NE COR OF NW 1/4 &amp; RUN S 145 FT W 100 FT N 145 FT E 100 FT TO POB FOLIO: 153488.0000</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p> <p>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 LATEST FORTY- EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.</p> <p>INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.</p> <p>SHIRLEY FOXX-KNOWLES, CMC CITY CLERK</p> <p>8/15-9/5/25LG 4T</p>



HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY
<p>tor 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 22, 2025.</p> <p>Personal Representative: /s/ Lionel B. Llanes 5826 Mariner St. Tampa, FL 33609</p> <p>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</p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION</p> <p>CASE NO.: 24-CC-061819, DIVISION L</p> <p>RUSSELLWOOD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. NANCY D. RICKNER-CRONIN; 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.</p> <p><b>NOTICE OF SALE</b></p> <p>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:</p> <p>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.</p> <p>PROPERTY ADDRESS: 802 Oakgrove Drive, Unit 249, Brandon, FL 33510.</p> <p>will be sold by the Hillsborough County Clerk at public sale on <b>September 12, 2025 at 10:00 A.M.</b>, electronically online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>/s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 <a href="mailto:cglausier@glausierknight.com">cglausier@glausierknight.com</a> GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 Attorneys for Plaintiff</p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION</p> <p>CASE NO.: 24-CC-057448</p> <p>VISTA CAY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. EBONY K. FAISON, Defendant.</p> <p><b>NOTICE OF SALE</b></p> <p>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:</p> <p>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.</p> <p>will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> at 10:00 A.M. on <b>October 3, 2025</b>.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p>	<p>ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/s/ Katherine Martinez, Esq. Florida Bar No. 70879 <a href="mailto:kmartinez@bushross.com">kmartinez@bushross.com</a> BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff</p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION</p> <p>File No. 25-CP-2234</p> <p>IN RE: ESTATE OF ROY G. EAST, SR., A/K/A ROY GEORGE EAST, A/K/A ROY EAST, SR., Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 22, 2025.</p> <p>Ancillary Personal Representative: /s/ Marie East Marie East 9010 Springhill Road Maysville, Kentucky 41056</p> <p>Attorney for Personal Representative: /s/ Elizabeth S. Wheeler Elizabeth S. Wheeler, Attorney Florida Bar Number: 352632 Berg &amp; Wheeler, P.A. 4306 New River Hills Parkway, Suite 2 Valrico, Florida 33596 Telephone: (813) 685-0050 E-Mail: <a href="mailto:bergwheeler@verizon.net">bergwheeler@verizon.net</a> Secondary E-Mail: <a href="mailto:bbuchanan.bergwheeler@verizon.net">bbuchanan.bergwheeler@verizon.net</a> <a href="mailto:ewheeler.bergwheeler@verizon.net">ewheeler.bergwheeler@verizon.net</a></p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION</p> <p>File No.: 25-CP-001884 Division: East - O</p> <p>IN RE: ESTATE OF IRIS MARIE POTTS, Deceased</p> <p><b>NOTICE TO CREDITORS</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatu- red, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The 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.</p>	<p><b>HILLSBOROUGH COUNTY</b></p> <p>applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>The date of the first publication of this Notice is August 22, 2025.</p> <p>Co-Personal Representatives: David C. Potts and Joanne M. Potts c/o David C. Potts 3911 Venetian Way Tampa, Florida 33634</p> <p>Attorney for Co-Personal Representatives: Michael A. Linsky, Esq. 5210 Interbay Boulevard, No.1 Tampa, Florida 33611 Florida Bar Number: 128224</p> <p>8/22-8/29/25 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION</p> <p>File No. 25-CP-002202 Division: B</p> <p>IN RE: ESTATE OF ALTAGRACIA SANDOVAL POLANCO, Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 22, 2025.</p>	<p><b>HILLSBOROUGH COUNTY</b></p> <p>is August 22, 2025.</p> <p>Personal Representative: Gloria Altagracia Rosario 6705 Dimarco Road Tampa, FL 33634</p> <p>Attorney for Personal Representative: Eileen D. Jacobs, Esq. Florida Bar # 305170 P.O. Box 14953 Clearwater, FL 33766-4953 Telephone: (813) 877-9600 <a href="mailto:edjacobs@att.net">edjacobs@att.net</a></p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION</p> <p>CASE NO. 25-CP-2728 DIVISION A Florida Bar #898791</p> <p>IN RE: ESTATE OF JEAN WHITEHEAD, Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>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.</p> <p>That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.</p> <p>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatu- red, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmatu- red, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is August 22, 2025.</p> <p>Personal Representative: JULIAN DANA PASLEY, JR. 18880 Old Mill Road Locust, NC 28097</p> <p>Attorney for Personal Representative: Dawn M. Chapman, Esq. LEGACY LAW OF FLORIDA, P.A. Email: <a href="mailto:info@legacylawoffi.com">info@legacylawoffi.com</a> Secondary Email: <a href="mailto:dawn@legacylawoffi.com">dawn@legacylawoffi.com</a> 205 N. Parsons Avenue Brandon, FL 33510 813/643-1885</p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 24-CC-039655</p> <p>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.</p> <p><b>AMENDED NOTICE OF SALE</b></p> <p>NOTICE IS HEREBY GIVEN that on September 19, 2025, at <b>10:00 a.m.</b> via the internet at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, in accordance with \$45.031, <i>Florida Statutes</i>, Victor D. Crist, Clerk of the Court will offer for sale the following described real property:</p> <p>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.</p> <p>2131 Broadway View Avenue, Brandon, Florida 33510</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Respectfully submitted on August 12, 2025.</p> <p>/s/ Aaron Silberman, Esq. Florida Bar No.: 15722 <a href="mailto:aaron@thesilbermanlawfirm.com">aaron@thesilbermanlawfirm.com</a> Silberman Law, P.A. 1105 W. Swann Avenue Tampa, Florida 33606 Telephone: (813) 434-1266 Facsimile: (813) 434-1257</p>	<p><b>HILLSBOROUGH COUNTY</b></p> <p>Attorney for Plaintiff</p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION</p> <p>CASE NO.: 24-CC-036974</p> <p>CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ERICA ANDERSON, A MARRIED WOMAN AND THE UNKNOWN SPOUSE OF ERICA ANDERSON, Defendant(s).</p> <p><b>NOTICE OF SALE</b></p> <p>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:</p> <p>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.</p> <p>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, <b>on the HILLSBOROUGH County public auction website at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, on October 3, 2025 at 10:00AM.</b> 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p> <p>Dated this August 15, 2025</p> <p>/s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> Frazier &amp; Bowles, Attorneys at Law 45401.45</p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION</p> <p>File No. 25-CP-002598 Division A</p> <p>IN RE: ESTATE OF PETER J. HERNANDEZ Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>The date of first publication of this notice is August 22, 2025.</p> <p>Personal Representative: /s/ Christian P. Hernandez Christian P. Hernandez 4024 Penn Rd. Plymouth Meeting, PA 19462</p> <p>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: <a href="mailto:service@brandonfamilylaw.com">service@brandonfamilylaw.com</a> Sec E-Mail: <a href="mailto:mary@brandonfamilylaw.com">mary@brandonfamilylaw.com</a></p> <p>8/22-8/29/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR</b></p> <p>(Continued on next page)</p>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b> HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000258  IN RE: ESTATE OF TERRY TALTON Deceased.  <b>NOTICE TO CREDITORS</b>  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  ----- <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> 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.  <b>NOTICE TO CREDITORS</b>  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 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/ Gary Eugene Keene 5912 East Broadway Avenue Tampa, Florida 33619  Attorney for Personal Representative: /s/ L. Tyler Yonge, Attorney Florida Bar Number: 98179 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: tyler@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com  8/22-8/29/25LG 2T  ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT</b></div>	<div><b>HILLSBOROUGH COUNTY</b> IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 25-CP-001262 DIVISION: B  IN RE: THE ESTATE OF VIRGINIA R. ALLOWAY, Deceased.  <b>NOTICE TO CREDITORS</b>  The administration of the estate of <b>VIRGINIA R. ALLOWAY</b>, deceased, whose date of death was February 16, 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 <b>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.</b>  All other creditors of the decedent and other persons having claims or demands against decedent's estate, must file their claims with this court <b>WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</b>  <b>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</b>  <b>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</b>  The date of first publication of this notice is August 22, 2025. Signed on August 19, 2025.  Personal Representative: <b>DEBBIE REED</b> 1322 Mud Hollow Road Hendersonville, Tennessee 37075  Attorney for Personal Representative: <b>DANIEL F. MARTINEZ, II, ESQUIRE</b> 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  ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> 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.  <b>NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER</b>  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  ----- <b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY</b> 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  <b>NOTICE OF ACTION</b> <b>TERMINATION OF PARENTAL RIGHTS</b> TO: Billy Cook, address unknown <b>YOU ARE HEREBY NOTIFIED</b> 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</div>	<div><b>HILLSBOROUGH COUNTY</b> 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  ----- <b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY</b> JUVENILE DIVISION CASE NO. 24-DP-608 DIVISION: C  IN THE INTEREST OF: R.P. DOB: 08/10/2024, MINOR CHILD  <b>NOTICE OF ACTION</b> <b>TERMINATION OF PARENTAL RIGHTS</b> TO: Steven Prentice, address unknown <b>YOU ARE HEREBY NOTIFIED</b> 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  ----- <b>PUBLIC NOTICE OF PRIVATE TRUST ACTIVATION, LIEN CLAIMS, AND ASSIGNMENTS</b>  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</div>	<div><b>HILLSBOROUGH COUNTY</b> 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  ----- <b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No: 25-DR-8559 Division: D  In re: The Marriage of: ESTELA ARGENTINA PEREZ LEON Petitioner, and AROEEL VANDEN BROELE Respondent.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> 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  ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-DR-006018  DEANNA VANSICVER, Petitioner and ADAM BIENVENIDO MAYSONET, Respondent.  <b>NOTICE OF ACTION FOR ADAM BIENVENIDO MAYSONET</b> 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 VANSICVER, 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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: N/A  <b>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.</b>  <b>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.</b>  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  ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-010155 Division: I-P  SONIA GARCIA, Petitioner, and MARCELO GABRIEL NEU, Respondent.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: MARCELO GABRIEL NEU Last Address: 120 NW 87 Ave F-211, Miami, FL 33172 YOU ARE NOTIFIED that an action</div>	<div><b>HILLSBOROUGH COUNTY</b> 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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: None  <b>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.</b>  <b>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.</b>  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  ----- <b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> 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.  <b>NOTICE OF SALE</b>  NOTICE IS HEREBY GIVEN that on September 19, 2025, at <b>10:00 a.m.</b> via the internet at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, in accordance with <b>\$45,031, Florida Statutes</b>, 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  ----- <b>MANATEE COUNTY</b>  <b>IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-000770  THE RESIDENCES AT CROSSCREEK HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. LILIANA P. BARROS ESPINOSA, A SINGLE WOMAN AND EUDOMARIO RIOS TORRES, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Defendant.  <b>NOTICE OF ACTION</b> TO: EUDOMARIO RIOS TORRES 3771 Manorwood Loop Parrish, FL 34219  You are notified that an action to foreclose a lien on the following property in Manatee County, Florida:  Lot 15, Block 34, CROSSCREEK PHASE I-A, according to the Plat thereof, as recorded in Plat Book 53, Page 97, of the Public Records of Manatee County, Florida.  Commonly known as 3771 Manorwood Loop, Parrish, FL 34219, has been filed against you and you are required to serve a copy of your written defenses, if any, to  (Continued on next page)</div>



<div>MANATEE COUNTY</div> <div>it on J. Clarke Brannon, Esq. as Frazier &amp; Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711.</div> <div>In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or <a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a>, or Legal Aid of Manasota at (941) 747-1628 or <a href="http://www.legalaidofmanasota.org">www.legalaidofmanasota.org</a>. 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.</div> <div>Dated 8/27/2025</div> <div>Angelina "Angel" Colonnesso Clerk of Court and Comptroller Manatee County, Florida</div> <div>8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP1844 Division Probate</div> <div>IN RE: ESTATE OF DOLORES RITA MANDERSCHIED AKA DOLORES B. MANDERSCHIED, AKA DOLORES R. MANDERSCHIED Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of DOLORES RITA MANDERSCHIED aka DOLORES B. MANDERSCHIED, aka DOLORES R. MANDERSCHIED, deceased, whose date of death was April 8, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: DAVID M. MANDERSCHIED 4001 70th Street East Palmetto, Florida 34221</div> <div>Attorney for Personal Representative: JASON M. DEPAOLA Florida Bar Number: 0180040 DYE HARRISON KNOWLES KIRKLAND PRATT &amp; DEPAOLA, PLLC 1206 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: <a href="mailto:jmd@dyeharrison.com">jmd@dyeharrison.com</a> Secondary E-Mail: <a href="mailto:beckyc@dyeharrison.com">beckyc@dyeharrison.com</a></div> <div>8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA000840AX</div> <div>FREEDOM MORTGAGE CORPORATION Plaintiff, vs. CORNEL EUGENE CAMPBELL A/K/A CORNEL CAMPBELL A/K/A CORNEL E. CAMPBELL AND DANINELLE NICOLE JENKINS A/K/A DANINELLE JENKINS A/K/A DANIELLE N. JENKINS, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: Cornel Eugene Campbell Last Known Address: 5322 Olano Street, Palmetto, FL 34221 Current Residence: UNKNOWN Cornel Eugene Campbell Last Known Address: 207B 61st Ave E, Bradenton, FL 34203 Current Residence: UNKNOWN Unknown spouse of Cornel Eugene Campbell A/K/A Cornel Campbell A/K/A Cornel E. Campbell Last Known Address: 5322 Olano Street, Palmetto, FL 34221 Current Residence: UNKNOWN Unknown spouse of Cornel Eugene Campbell A/K/A Cornel Campbell A/K/A Cornel E. Campbell</div> <div>MANATEE COUNTY</div> <div>Last Known Address: 207B 61st Ave E, Bradenton, FL 34203 Current Residence: UNKNOWN Unknown spouse of Daninelle Nicole Jenkins A/K/A Daninelle Jenkins A/K/A Danielle N. Jenkins Last Known Address: 5322 Olano Street, Palmetto, FL 34221 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 342, oFTREVESTA - PHASE IIB, according to the plat thereof, as recorded in Plat Book 64, Page 128, of the Public Records of Manatee County, Florida.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE &amp; SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</div> <div>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.</div> <div>If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or <a href="http://www.legalaidofmanasota.org">www.legalaidofmanasota.org</a> or Gulfcoast Legal Services at (941) 746-6151 or <a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a>. 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 or <a href="http://www.floridabar.org/public/lrs/">www.floridabar.org/public/lrs/</a>.</div> <div>WITNESS my hand and the seal of this Court this 25th day of August, 2025.</div> <div>Angelina Colonnesso As Clerk of Court Miller, George &amp; Suggs, PLLC</div> <div>8/29-9/5/25LG 2T</div> <div>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 <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> 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: <u>          /s/ Liana R. Hall          </u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; 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 <a href="mailto:ESERVICE@MGS-LEGAL.COM">ESERVICE@MGS-LEGAL.COM</a> 11080-1018732</div> <div>NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</div> <div>Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 92.13 acres known as Firethorn Phase II. The project is located in Manatee County, Section(s) 03 / 04, Township 33 South, Range 19 East. The permit applicant is Taylor Morrison of Florida, Inc. whose address is 10210 Highland Manor Drive, suite 400A, Tampa, FL 33610. The Permit No. is 43030293.006. The file(s) pertaining to the project re-</div> <div>ferred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604.</div> <div>NOTICE OF RIGHTS</div> <div>Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.</div> <div>8/29/25LG 1T</div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE #: 2025-CP-001401</div> <div>IN RE: ESTATE OF ROBERT A. STEELE, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmat-ured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmat-ured, contingent or unliq-uidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 22, 2025.</div> <div>Personal Representative: Robert J. Steele 711 Honeyflower Loop Bradenton, Florida 34212</div> <div>Attorney for Personal Representative: Gregory A. Kaiser, Esquire FBN 47376 ~ <a href="mailto:greg@wtpelf.com">greg@wtpelf.com</a> 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</div> <div>8/22-8/29/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2025-CA-001281</div> <div>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.</div> <div>NOTICE OF ACTION – MORTGAGE FORECLOSURE</div> <div>TO: CHRISTDALE, LLC, a Florida limited liability company; AMY R. WHITT; The Unknown Heirs, Devisees, Grantees,</div> <div>MANATEE COUNTY</div> <div>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.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on PATTI W. HAL-LORAN, 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.</div> <div>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</div> <div>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.</div> <div>In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or <a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a>, or Legal Aid of Manasota at (941) 747-1628 or <a href="http://www.legalaidofmanasota.org">www.legalaidofmanasota.org</a>. 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.</div> <div>DATED this 19th day of August, 2025.</div> <div>Angelina "Angel" Colonnesso Clerk of Circuit Court By: <u>/s/ Kris Gaffney</u> Deputy Clerk</div> <div>8/22-9/12/25 4T</div> <div>ORANGE COUNTY</div> <div>IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2025-CC-003756-O</div> <div>WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. NATALY FANOUS AND MENA FANOUS, Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on August 19, 2025 by the County Court of Orange County, Florida, the property described as: Unit 282, Building K, of Winter Park Woods formerly known as Place 436, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3192, Page(s) 297, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Orange County, Florida.</div> <div>will be sold at public sale by the Orange County Clerk of Court, to the highest and best bidder, for cash, electronically online at <a href="http://www.orange.realforeclose.com">www.orange.realforeclose.com</a> at 11:00 A.M. on <u>October 20, 2025</u>.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.</div> <div>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 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.</div> <div>/s/ Nadine M. Appleton Nadine M. Appleton, Esquire Florida Bar No: 166227 <a href="mailto:nappleton@appletonreiss.com">nappleton@appletonreiss.com</a> Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Fax: 813-542-5054 Attorney for Plaintiff</div> <div>8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025-CA-007378-O</div> <div>FIFTH THIRD BANK, NATIONAL ASSOCIATION</div> <div>ORANGE COUNTY</div> <div>Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST CLARISA ARACENA, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, et al, Defendants.</div> <div>NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY</div> <div>TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST CLARISA ARACENA, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property, to-wit: THE FOLLOWING DESCRIBED LAND LOCATED IN THE COUNTY OF OR-ANGE, STATE OF FLORIDA, TO-WIT: LOT 36, MAGNOLIA OAKS RIDGE, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 33, AT PAGE(S) 108, OF THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA.</div> <div>more commonly known as 309 Bay Street, Apopka, FL 32712.</div> <div>This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after the 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.</div> <div>"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".</div> <div>WITNESS my hand and seal of this Court on the 14th day of August, 2025.</div> <div>Tiffany Moore Russell, Clerk of Courts Orange County, Florida 425 N Orange Ave, Orlando, FL 32801 By: <u>s/ Nancy Garcia</u> Deputy Clerk 24-F000791/JC</div> <div>8/29-9/5/25LG 2T</div> <div>TRUSTEE'S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on September 18, 2025 at 11:00AM, in the offices of The Manley Law Firm LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership Interests at Hyatt Portfolio Club will be offered for sale: VOI Number(s): (See Exhibit A- VOI), VOI Type (See Exhibit A-Type), Number of VOI Ownership Points (See Exhibit A-Points) in the HPC Club Ownership Plan, according and subject to the HPC Club Declaration of Vacation Ownership Plan ("Declaration"), as recorded as Instrument Number 20170358914 in the Public Records of Orange County, Florida, and all amendments and supplements thereto. The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of HPC Owners' Association, Inc., a Florida corporation not-for-profit encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Claudine Woot McDonald, 5620 HARBORD DR. Oakland, CA 94618; VOI: 50-14005; TYPE: Annual; POINTS: 400; DATE REC.: March 4, 2025; DOC NO.: 20250126365; TOTAL: \$1,409.88; PER DIEM: \$0.34 OBLIGOR: Wynn Vanderbeek Bussmann, 11620 COURT OF PALMS, APT. # 405, Fort Myers, FL 33908 and Linnoah Miles Bussmann, 11620 COURT OF PALMS, APT. # 405, Fort Myers, FL 33908; VOI: 50-14054; TYPE: Annual; POINTS: 5820; DATE REC.: March 4, 2025; DOC NO.: 20250126372; TOTAL: \$9,753.93; PER DIEM: \$3.90 OBLIGOR: David Wooddell, 516 E 2ND ST, #46, Boston, MA 02127; VOI: 50-14548; TYPE: Annual; POINTS: 440; DATE REC.: March 4, 2025; DOC NO.: 20250126379; TOTAL: \$1,470.07; PER DIEM: \$0.36 OBLIGOR: Kerry</div> <div>(Continued on next page)</div>
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<div>ORANGE COUNTY</div> <div>Douglas Gale, 3313 TIMBERCROSS PL, Saint Charles, MO 63301 and Ciara Donette Gale, 3313 TIMBERCROSS PL, Saint Charles, MO 63301; VOI: 50-14980; TYPE: Annual; POINTS: 1700; DATE REC.: March 4, 2025; DOC NO.: 20250126403; TOTAL: \$3,385.70; PER DIEM: \$1.18 OBLIGOR: Sanjiv Sharan Dhawan, 415 SANTA MONICA AVENUE, Menlo Park, CA 94025; VOI: 50-1579; TYPE: Annual; POINTS: 660; DATE REC.: March 4, 2025; DOC NO.: 20250127525; TOTAL: \$1,789.90; PER DIEM: \$0.51 File Numbers: 25-013422, 25-013424, 25-013425, 25-013427, 25-013337 MDK-39077</div> <div>TRUSTEE'S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on September 18, 2025 at 11:00AM, in the offices of The Manley Law Firm LLC, 390 North Orange Avenue, Suite 1540, Orlando, Florida, the following described Timeshare Ownership Interests at Hyatt Portfolio Club will be offered for sale: VOI Number(s): (See Exhibit A- VOI), VOI Type (See Exhibit A-Type), Number of VOI Ownership Points (See Exhibit A-Points) in the HPC Club Ownership Plan, according and subject to the HPC Club Declaration of Vacation Ownership Plan ("Declaration"), as recorded as Instrument Number 20170358914 in the Public Records of Orange County, Florida, and all amendments and supplements thereto. The default giving rise to the sale is the failure to pay assessments as set forth in the Claims of Lien in favor of HPC Owners' Association, Inc., a Florida corporation not-for-profit encumbering the Timeshare Ownership Interest recorded (See Exhibit A-Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the assessment lien is for unpaid assessments, accrued interest, plus interest accruing at a per diem rate of \$(See Exhibit A-Per Diem) together with the costs of this proceeding and sale and all other amounts secured by the Claim of Lien, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Michael W. Fields, 902 EARLHAM DRIVE, Clearwater, FL 33765; VOI: 50-15154; TYPE: Annual; POINTS: 4400; DATE REC.: March 4, 2025; DOC NO.: 20250126416; TOTAL: \$7,283.11; PER DIEM: \$2.89 OBLIGOR: Albert Bruce Teixeira, 13335 CRYSTAL SPRINGS DRIVE, Huntersville, NC 28078 and Mischelle Kim Teixeira, 13335 CRYSTAL SPRINGS DRIVE, Huntersville, NC 28078; VOI: 50-16192; TYPE: Annual; POINTS: 1100; DATE REC.: March 4, 2025; DOC NO.: 20250126492; TOTAL: \$2,448.57; PER DIEM: \$0.79 OBLIGOR: Rostislav Kaczmar, 339 GROSSEPOINT BLVD, Grosspoint Farms, MI 48236; VOI: 50-17449; TYPE: Annual; POINTS: 660; DATE REC.: March 4, 2025; DOC NO.: 20250126599; TOTAL: \$1,805.27; PER DIEM: \$0.51 OBLIGOR: Judi Sheerin Stonedale, 23516 PARADISE COVE, Marble Falls, TX 78654 and Roderick John Stonedale, 23516 PARADISE COVE, Marble Falls, TX 78654; VOI: 50-18621; TYPE: Annual; POINTS: 1100; DATE REC.: March 4, 2025; DOC NO.: 20250126658; TOTAL: \$2,449.52; PER DIEM: \$0.79 OBLIGOR: Maria Venditti, 145 47 17TH ROAD, Whitestone, NY 11357 and John Venditti, 145 47 17TH ROAD, Whitestone, NY 11357; VOI: 50-3793; TYPE: Annual; POINTS: 780; DATE REC.: March 4, 2025; DOC NO.: 20250127906; TOTAL: \$2,131.13; PER DIEM: \$0.64 File Numbers: 25-013428, 25-013430, 25-013431, 25-013433, 25-013356 MDK-39043</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Sattie Persaud, AKA Sattie I. Persaud, 8 MOUNTAIN MANOR RD, Sandy Hook, CT 06482-1489; VOI: 252126-01, 252126-02; TYPE: Annual, Annual; POINTS: 125000, 125000; TOTAL: \$56,727.63; PER DIEM: \$17.11; NOTICE DATE: August 16, 2025 OBLIGOR: Nestor Hugo Strube Ellenberg, CALLE NORUEGA #6445, APT. -134, Santiago 7560819 Chile and Guadalupe Anabella Gabriela Carmen Castro Soto, CALLE NORUEGA #6445, APT. -134, Santiago 7560819 Chile; VOI: 273733-01; TYPE: Annual; POINTS: 37000; TOTAL: \$10,445.44; PER DIEM: \$3.57; NOTICE DATE: August 16, 2025 OBLIGOR: Tasha Mcneil, 7203 BRIAR RD, Philadelphia, PA 19138-1325 and Desmond Henry Mcneil, 7203 BRIAR RD, Philadelphia, PA 19138-1325; VOI: 286077-01; TYPE: Annual; POINTS: 44000; TOTAL: \$17,524.39; PER DIEM: \$5.87; NOTICE DATE: August 16, 2025 OBLIGOR: Lafauuji Omarciano Alexander, 133 ABEL PETERSON DR, Mount Holly, NC 28120-1484 and Casandra Lynette Alexander, 133 ABEL PETERSON DR, Mount Holly, NC 28120-1484; VOI: 295813-01; TYPE: Annual; POINTS: 51700; TOTAL: \$20,549.13; PER DIEM: \$6.89; NOTICE DATE: August 16, 2025 OBLIGOR: Deryk R. Chen, 118 GOLF COURSE ROAD FAIRWAYS MARAVAL, Port Of Spain 00000 Trinidad and Tobago; VOI: 315635-01; TYPE: Annual; POINTS: 125000; TOTAL: \$32,268.34; PER DIEM: \$9.93; NOTICE DATE: August 16, 2025 File Numbers: 25-015203, 25-015220, 25-015230, 25-015242, 25-015298 MDK-39079</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A –</div>	<div>ORANGE COUNTY</div> <div>certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Michael P. Franco, 350 CEDARHURST ST, Islip Terrace, NY 11752-1405 and Julia J. Franco, AKA Julia Franco, 350 CEDARHURST ST, Islip Terrace, NY 11752-1405; VOI: 216348-01; TYPE: Annual; POINTS: 37000; TOTAL: \$4,664.83; PER DIEM: \$1.30; NOTICE DATE: August 14, 2025 OBLIGOR: Thomas Harmon Alms Jr, 1018 N 1700 W, Lehi, UT 84043-3400 and Laura Anne Alms, 1018 N 1700 W, Lehi, UT 84043-3400; VOI: 294419-01, 294419-02, 294419-03; TYPE: Annual, Annual, Annual; POINTS: 225000, 225000, 175000; TOTAL: \$84,562.74; PER DIEM: \$27.29; NOTICE DATE: August 14, 2025 OBLIGOR: Derek A. Villavaso, 5960 EASTOVER DR, New Orleans, LA 70128-3608 and Idolka Lenor Villavaso, 5960 EASTOVER DR, New Orleans, LA 70128-3608; VOI: 306850-01, 306850-02; TYPE: Annual, Annual; POINTS: 148100, 148100; TOTAL: \$107,853.59; PER DIEM: \$33.39; NOTICE DATE: August 14, 2025 OBLIGOR: Reinaldo Frederico Afonso Silveira, RUA GENERAL GLICERIO 335, APT 803, Rio De Janeiro 22245-120 Brazil and Laurelena Crescencio Palhano A Silveira, RUA GENERAL GLICERIO 335, APT 803, Rio De Janeiro 22245-120 Brazil; VOI: 313243-01; TYPE: Annual; POINTS: 138000; TOTAL: \$52,052.07; PER DIEM: \$16.03; NOTICE DATE: August 14, 2025 OBLIGOR: Caigue Cereda Da Silva, 604 BLUEJAY WAY, Davenport, FL 33896; VOI: 319237-01; TYPE: Annual; POINTS: 56300; TOTAL: \$26,323.85; PER DIEM: \$8.45; NOTICE DATE: August 14, 2025 File Numbers: 25-015196, 25-015238, 25-015262, 25-015287, 25-015314 MDK-39105</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. 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Persaud, 8 MOUNTAIN MANOR RD, Sandy Hook, CT 06482-1489; VOI: 252126-01, 252126-02; TYPE: Annual, Annual; POINTS: 125000, 125000; TOTAL: \$56,727.63; PER DIEM: \$17.11; NOTICE DATE: August 16, 2025 OBLIGOR: Nestor Hugo Strube Ellenberg, CALLE NORUEGA #6445, APT. -134, Santiago 7560819 Chile and Guadalupe Anabella Gabriela Carmen Castro Soto, CALLE NORUEGA #6445, APT. -134, Santiago 7560819 Chile; VOI: 273733-01; TYPE: Annual; POINTS: 37000; TOTAL: \$10,445.44; PER DIEM: \$3.57; NOTICE DATE: August 16, 2025 OBLIGOR: Tasha Mcneil, 7203 BRIAR RD, Philadelphia, PA 19138-1325 and Desmond Henry Mcneil, 7203 BRIAR RD, Philadelphia, PA 19138-1325; VOI: 286077-01; TYPE: Annual; POINTS: 44000; TOTAL: \$17,524.39; PER DIEM: \$5.87; NOTICE DATE: August 16, 2025 OBLIGOR: Lafauuji Omarciano Alexander, 133 ABEL PETERSON DR, Mount Holly, NC 28120-1484 and Casandra Lynette Alexander, 133 ABEL PETERSON DR, Mount Holly, NC 28120-1484; VOI: 295813-01; TYPE: Annual; POINTS: 51700; TOTAL: \$20,549.13; PER DIEM: \$6.89; NOTICE DATE: August 16, 2025 OBLIGOR: Deryk R. Chen, 118 GOLF COURSE ROAD FAIRWAYS MARAVAL, Port Of Spain 00000 Trinidad and Tobago; VOI: 315635-01; TYPE: Annual; POINTS: 125000; TOTAL: \$32,268.34; PER DIEM: \$9.93; NOTICE DATE: August 16, 2025 File Numbers: 25-015203, 25-015220, 25-015230, 25-015242, 25-015298 MDK-39079</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A –</div>	<div>ORANGE COUNTY</div> <div>Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. 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Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Catreta Brice Flowers, 304 SEIFERT RD, New Bern, NC 28560; VOI: 281500-01; TYPE: Annual; POINTS: 125000; TOTAL: \$17,772.18; PER DIEM: \$5.62; NOTICE DATE: August 17, 2025 OBLIGOR: Caitlyn Nichole Mayo, 592 CHERRY LANE, Jonesboro, GA 30238-3150 and Jorge Luis Mayo, 592 cherry ln, jonsboro, GA 30238; VOI: 289371-01; TYPE: Annual; POINTS: 25800; TOTAL: \$12,572.04; PER DIEM: \$4.11; NOTICE DATE: August 17, 2025 OBLIGOR: George John Moundroukas, 129 CEDAR RIDGE DR, Maysville, NC 28555-8031 and Michelle Rose Kluska, 129 CEDAR RIDGE DR, Maysville, NC 28555-8031; VOI: 292419-01; TYPE: Annual; POINTS: 81000; TOTAL: \$30,347.33; PER DIEM: \$9.32; NOTICE DATE: August 17, 2025 OBLIGOR: Delroy Tomlinson, 828 SHORE BREEZE WAY, Minneola, FL 34715-5719 and Maxine Marsha Stamp-White, 828 SHORE BREEZE WAY, Minneola, FL 34715-5719; VOI: 305434-01; TYPE: Annual; POINTS: 25800; TOTAL: \$13,144.02; PER DIEM: \$4.07; NOTICE DATE: August 17, 2025 OBLIGOR: Valerie Ann Harris, 17915 LUNGO ST, Pflugerville, TX 78660-5979; VOI: 319589-01; TYPE: Annual; POINTS: 148100; TOTAL: \$73,460.78; PER DIEM: \$24.12; NOTICE DATE: August 17, 2025 File Numbers: 25-015225, 25-015235, 25-015237, 25-015258, 25-015318 MDK-39089</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Trelle Lashonda Bennett, 527 CALHOUN DRIVE, New Braunfels, TX 78130; VOI: 284152-01; TYPE: Annual; POINTS: 44000; TOTAL: \$15,107.80; PER DIEM: \$4.72; NOTICE DATE: August 18, 2025 OBLIGOR: Michael Anthony Ranallo, 30 PONY LANE, UNIT B, Palm Coast, FL 32164 and Eliane Coutinho Gomes, 2447 GARLAND CIR, Hollywood, FL 33021-3710; VOI: 306273-01; TYPE: Annual; POINTS: 44000; TOTAL: \$22,637.61; PER DIEM: \$7.14; NOTICE DATE: August</div>	<div>ORANGE COUNTY</div> <div>18, 2025 OBLIGOR: Derek A. Villavaso, 5960 EASTOVER DR, New Orleans, LA 70128-3608 and Idolka Lenor Villavaso, 5960 EASTOVER DR, New Orleans, LA 70128-3608; VOI: 306848-01, 306848-02; TYPE: Annual, Annual; POINTS: 148100, 148100; TOTAL: \$124,712.26; PER DIEM: \$40.43; NOTICE DATE: August 18, 2025 OBLIGOR: Frank E. Isabelle, 18545 NW 45th Ave Rd, Lot 276, Citra, FL 32113 and Sharan R Isabelle, 18545 NW 45TH AVE RD, LOT 276, Citra, FL 32113; VOI: 318402-01; TYPE: Annual; POINTS: 74000; TOTAL: \$14,167.26; PER DIEM: \$4.46; NOTICE DATE: August 18, 2025 OBLIGOR: Shavon Monique Davis, 9204 ELDON DR, Clinton, MD 20735-2942; VOI: 319228-01; TYPE: Annual; POINTS: 270000; TOTAL: \$112,999.61; PER DIEM: \$36.37; NOTICE DATE: August 18, 2025 File Numbers: 25-015227, 25-015259, 25-015261, 25-015310, 25-015313 MDK-39100</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. 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Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Anthony Trivelis, 129 E CROCUS RD, APT C, Wildwood Crest, NJ 08260-4246 and Valerie A. Trivelis, 129 E CROCUS RD, APT C, Wildwood Crest, NJ 08260-4246; VOI: 230915-01; TYPE: Annual; POINTS: 30500; TOTAL: \$2,308.84; PER DIEM: \$0.54; NOTICE DATE: August 19, 2025 OBLIGOR: Aisha Denise Cochran, 1465 HERO ST SE, Palm Bay, FL 32909-7688 and Edmund R Cochran, 1465 HERO ST SE, Palm Bay, FL 32909-7688; VOI: 285228-01; TYPE: Annual; POINTS: 44000; TOTAL: \$17,735.97; PER DIEM: \$5.88; NOTICE DATE: August 19, 2025 OBLIGOR: Takisha Mcqueen Decessard, 40 MCQUEEN LN, Cheraw, SC 29520-6723; VOI: 294757-01; TYPE: Annual; POINTS: 44000; TOTAL: \$18,316.05; PER DIEM: \$6.12; NOTICE DATE: August 19, 2025 OBLIGOR: Rose Jacqueline Brooks, 84 LORANN DR, Naugatuck, CT 06770-2306; VOI: 306978-01; TYPE: Annual; POINTS: 25800; TOTAL: \$14,670.10; PER DIEM: \$4.17; NOTICE DATE: August 19, 2025 OBLIGOR: James C. Westervelt, 3614 CIRCLE AVE, Reading, PA 19606-2940 and Regina F. Westervelt, 3614 CIRCLE AVE, Reading, PA 19606-2940; VOI: 319363-01; TYPE: Annual; POINTS: 300000; TOTAL: \$119,935.08; PER DIEM: \$39.20; NOTICE DATE: August 19, 2025 File Numbers: 25-015199, 25-015229, 25-015240, 25-015263, 25-015315 MDK-39087</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem)</div>	<div>ORANGE COUNTY</div> <div>times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Victor Eduardo Jortack, 565 OAKS LN, APT 102, Pompano Beach, FL 33069-3727 and Alicia Jortack, AKA Alicia Cortez Jortack, 565 OAKS LN, APT 102, Pompano Beach, FL 33069-3727; VOI: 261212-01; TYPE: Annual; POINTS: 95700; TOTAL: \$14,670.33; PER DIEM: \$4.41; NOTICE DATE: August 18, 2025 OBLIGOR: Elizabeth Arnold Hawes, 46 GRASSLAND RD, Campobello, SC 29322-9707 and Roger L Hawes Jr., 46 GRASSLAND RD, Campobello, SC 29322-9707; VOI: 290831-01, 290831-02, 290831-03, 290831-04; TYPE: Annual, Annual, Annual, Annual; POINTS: 95700, 95700, 95700, 81000; TOTAL: \$78,687.24; PER DIEM: \$25.60; NOTICE DATE: August 18, 2025 OBLIGOR: Shenesee Leah Talton, 2141 CROTONA AVE, APT 1G, Bronx, NY 10457-2706; VOI: 295135-01; TYPE: Annual; POINTS: 88000; TOTAL: \$34,625.47; PER DIEM: \$11.00; NOTICE DATE: August 18, 2025 OBLIGOR: Denise L. Everson, 3005 BOND PL, Janesville, WI 53548-3285; VOI: 307758-01; TYPE: Annual; POINTS: 60000; TOTAL: \$11,830.51; PER DIEM: \$3.64; NOTICE DATE: August 18, 2025 OBLIGOR: Pamela Oladele, 2505 TOWNHOUSE DR, Coram, NY 11727; VOI: 319191-01; TYPE: Annual; POINTS: 25800; TOTAL: \$14,847.79; PER DIEM: \$4.75; NOTICE DATE: August 18, 2025 File Numbers: 25-015206, 25-015236, 25-015241, 25-015265, 25-015312 MDK-39115</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Edna Bohrer Goode, 2109 VILLAGE WAY, Mechanicsburg, PA 17055-8623; VOI: 276462-01, 276462-02, 276462-03; TYPE: Annual, Annual, Annual; POINTS: 110000, 110000, 139000; TOTAL: \$57,274.64; PER DIEM: \$17.81; NOTICE DATE: August 17, 2025 OBLIGOR: Carol A. Nicholas, 16 HARVARD AVE, Neptune, NJ 07753-2555 and Charles P. Nicholas, 16 HARVARD AVE, Neptune, NJ 07753-2555; VOI: 286449-01, 256913-01; TYPE: Annual, Annual; POINTS: 25800, 81000; TOTAL: \$23,986.93; PER DIEM: \$7.60; NOTICE DATE: August 17, 2025 OBLIGOR: Tina Marie Pesiridis, 29 ANDOVER RD, Billerica, MA 01821-1915; VOI: 308042-01; TYPE: Annual; POINTS: 108000; TOTAL: \$46,789.33; PER DIEM: \$14.95; NOTICE DATE: August 17, 2025 OBLIGOR: Liliana Vicenta Zambrano Sanchez, CIUDADELA EL MAESTRO CALLE 14 DE FEBRERO Y 27 DE JUNIO, Porto Viejo 130103 Ecuador and Mendelson Olmedo Portocarrero Torres, CIUDADELA EL MAESTRO CALLE 14 DE FEBRERO Y 27 DE JUNIO, Porto Viejo 130103 Ecuador; VOI: 314016-01; TYPE: Annual; POINTS: 125000; TOTAL: \$53,402.50; PER DIEM: \$16.39; NOTICE DATE: August 17, 2025 OBLIGOR: Romanita Jacqueline Courson, 29 PINWHEEL LANE, Palm Coast, FL 32164 and Rodney Norris Mobley, 29 PINWHEEL LANE, Palm Coast, FL 32164; VOI: 320983-01; TYPE: Annual; POINTS: 44000; TOTAL: \$20,941.79; PER DIEM: \$6.59; NOTICE DATE: August 17, 2025 File Numbers: 25-015222, 25-015232, 25-015266, 25-015291, 25-015327 MDK-39071</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest</div>

(Continued on next page)



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Tonya Lynn Watkins, 316 CLEARY RD, Richland, MS 39218-9614 and Debora Ann Watkins, 316 CLEARY RD, Richland, MS 39218-9614; VOI: 275251-01; TYPE: Annual; POINTS: 51700; TOTAL: \$15,485.37; PER DIEM: \$4.83; NOTICE DATE: August 15, 2025 OBLIGOR: Fadja Pierre-Etienne, 250 LENOX DR, West Hempstead, NY 11552-3624 and Alex Etienne, 250 LENOX DR, West Hempstead, NY 11552-3624; VOI: 284942-01; TYPE: Annual; POINTS: 44000; TOTAL: \$15,717.17; PER DIEM: \$4.86; NOTICE DATE: August 15, 2025 OBLIGOR: Mauricio Barbosa Junior, AV SAO JOAO 2380, APT0 121-T3, Sao Jose Campos 12243-000 Brazil and Lucas Henrique Barbosa, AV SAO JOAO 2380, APT0 121-T3, Sao Jose Campos 12243-000 Brazil and Elaine Caroline Barbosa, AV SAO JOAO 2380, APT0 121-T3, Sao Jose Campos 12243-000 Brazil and Mauricio Barbosa Neto, R. FRANCISCO RICCI, 181, apt 201E, Sao Jose Dos Campos 12243-261 Brazil and Heloisa Ismael Dos Santos Barbosa, AV SAO JOAO 2380, APT0 121-T3, Sao Jose Campos 12243-000 Brazil; VOI: 315980-01; TYPE: Annual; POINTS: 343000; TOTAL: \$143,768.94; PER DIEM: \$44.88; NOTICE DATE: August 15, 2025 OBLIGOR: James F. Sabino, 228 ANNAPOLIS LA, Rotonda West, FL 33947 and Barbara A. Sabino, 228 ANNAPOLIS LA, Rotonda West, FL 33947; VOI: 319104-01, 319104-02; TYPE: Annual, Annual; POINTS: 164000, 164000; TOTAL: \$143,191.53; PER DIEM: \$46.07; NOTICE DATE: August 15, 2025 OBLIGOR: Madison Rose Turchio, 9965 164TH DR, Howard Beach, NY 11414 and Brendan Scott Schatzel, 9965 164TH DR, Howard Beach, NY 11414; VOI: 319413-01; TYPE: Annual; POINTS: 25800; TOTAL: \$14,990.39; PER DIEM: \$4.81; NOTICE DATE: August 15, 2025 File Numbers: 25-015221, 25-015228, 25-015301, 25-015311, 25-015316 MDK-39042</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Ruben Alex Saintvil, 398 MARION OAKS PASS, Ocala, FL 34473-5478 and Caridad Gloria Torres, 398 MARION OAKS PASS, Ocala, FL 34473-5478; VOI: 287368-01; TYPE: Annual; POINTS: 44000; TOTAL: \$16,646.17; PER DIEM: \$5.22; NOTICE DATE: August 15, 2025 OBLIGOR: Lizzette Andino, 512 SE 33RD TER, Homestead, FL 33033-5955 and Oscar Alexander Andino, 512 SE 33RD TER, Homestead, FL 33033-5955; VOI: 288990-01; TYPE: Annual; POINTS: 25800; TOTAL: \$21,585.91; PER DIEM: \$4.20; NOTICE DATE: August 15, 2025 OBLIGOR: Elliot J. Harrigan, 187 W PRICE ST, Philadelphia, PA 19144-3337 and Beverly K Harrigan, 187 W PRICE ST, Philadelphia, PA 19144-3337; VOI: 306598-01; TYPE: Annual; POINTS: 37000; TOTAL: \$17,507.91; PER DIEM: \$5.81; NOTICE DATE: August 15, 2025 OBLIGOR: Leonardo Edmundo Robello, CALLE CORONEL DIAZ 1162, San Martin De Los Andes Q8370DWT Argentina; VOI: 319760-01; TYPE: Annual; POINTS: 112000; TOTAL: \$42,613.51; PER DIEM: \$15.32; NOTICE DATE: August 15, 2025 OBLIGOR: Brittney Yvonna Neal-Benson, 1424 WINDY RIDGE LN. SE, Atlanta, GA 30339 and Terrell Anthony Daniely, 737 HEMINGWAY LN., Roswell, GA 30075; VOI: 320254-01; TYPE: Annual; POINTS: 51700; TOTAL: \$23,734.76; PER DIEM: \$7.65; NOTICE DATE: August 15, 2025 File Numbers: 25-015233, 25-015234, 25-015260, 25-015319, 25-015322 MDK-39044</div> <div>IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025-CC-015124-O</div> <div>WINTER PARK WOODS CONDOMINIUM ASSOCIATION. INC.,</div> <div>Plaintiff,</div> <div>vs.</div> <div>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST VICTOR BLAS, Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST VICTOR BLAS</div> <div>YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:</div> <div>Unit 304, PLACE 436, A CONDOMINIUM, now known as WINTER PARK WOODS, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 3192, Pages 297 through 357, and as amended, Public Records of Orange</div>	<div>ORANGE COUNTY</div> <div>148100; TOTAL: \$27,877.18; PER DIEM: \$8.87; NOTICE DATE: August 16, 2025 OBLIGOR: Edgar Jacinto Vieira Neto, RUA JOSE MINDLIN N-320, Rio De Janeiro 22790-686 Brazil and Michelli De Oliveira Rodrigues Vieira, RUA JOSE MINDLIN N-320, Rio De Janeiro 22790-686 Brazil; VOI: 316480-01; TYPE: Annual; POINTS: 67100; TOTAL: \$27,175.56; PER DIEM: \$9.62; NOTICE DATE: August 16, 2025 OBLIGOR: Lori Ruth Lai, 660 SE 7TH AVE, Pompano Beach, FL 33060 and Gerard M Lai, 660 SE 7TH AVE, Pompano Beach, FL 33060; VOI: 319794-01; TYPE: Annual; POINTS: 67100; TOTAL: \$29,724.66; PER DIEM: \$9.43; NOTICE DATE: August 16, 2025 OBLIGOR: Allison Dee Bowen, 1828 NORTHGATE DRIVE, Savannah, GA 31404; VOI: 319909-01; TYPE: Annual; POINTS: 44000; TOTAL: \$15,227.43; PER DIEM: \$4.68; NOTICE DATE: August 16, 2025 OBLIGOR: Tempestt Shauntay Johnson, 216 BAILS ROAD, Elgin, SC 29045; VOI: 320478-01; TYPE: Annual; POINTS: 25800; TOTAL: \$14,889.37; PER DIEM: \$4.72; NOTICE DATE: August 16, 2025 File Numbers: 25-015264, 25-015304, 25-015320, 25-015321, 25-015323 MDK-39055</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Ruben Alex Saintvil, 398 MARION OAKS PASS, Ocala, FL 34473-5478 and Caridad Gloria Torres, 398 MARION OAKS PASS, Ocala, FL 34473-5478; VOI: 287368-01; TYPE: Annual; POINTS: 44000; TOTAL: \$16,646.17; PER DIEM: \$5.22; NOTICE DATE: August 15, 2025 OBLIGOR: Lizzette Andino, 512 SE 33RD TER, Homestead, FL 33033-5955 and Oscar Alexander Andino, 512 SE 33RD TER, Homestead, FL 33033-5955; VOI: 288990-01; TYPE: Annual; POINTS: 25800; TOTAL: \$21,585.91; PER DIEM: \$4.20; NOTICE DATE: August 15, 2025 OBLIGOR: Elliot J. Harrigan, 187 W PRICE ST, Philadelphia, PA 19144-3337 and Beverly K Harrigan, 187 W PRICE ST, Philadelphia, PA 19144-3337; VOI: 306598-01; TYPE: Annual; POINTS: 37000; TOTAL: \$17,507.91; PER DIEM: \$5.81; NOTICE DATE: August 15, 2025 OBLIGOR: Leonardo Edmundo Robello, CALLE CORONEL DIAZ 1162, San Martin De Los Andes Q8370DWT Argentina; VOI: 319760-01; TYPE: Annual; POINTS: 112000; TOTAL: \$42,613.51; PER DIEM: \$15.32; NOTICE DATE: August 15, 2025 OBLIGOR: Brittney Yvonna Neal-Benson, 1424 WINDY RIDGE LN. SE, Atlanta, GA 30339 and Terrell Anthony Daniely, 737 HEMINGWAY LN., Roswell, GA 30075; VOI: 320254-01; TYPE: Annual; POINTS: 51700; TOTAL: \$23,734.76; PER DIEM: \$7.65; NOTICE DATE: August 15, 2025 File Numbers: 25-015233, 25-015234, 25-015260, 25-015319, 25-015322 MDK-39044</div> <div>IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025-CC-015124-O</div> <div>WINTER PARK WOODS CONDOMINIUM ASSOCIATION. INC.,</div> <div>Plaintiff,</div> <div>vs.</div> <div>THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST VICTOR BLAS, Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST VICTOR BLAS</div> <div>YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:</div> <div>Unit 304, PLACE 436, A CONDOMINIUM, now known as WINTER PARK WOODS, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 3192, Pages 297 through 357, and as amended, Public Records of Orange</div>	<div>ORANGE COUNTY</div> <div>County, Florida.</div> <div>Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.</div> <div>DATED on July 20, 2025.</div> <div>Tiffany Moore Russell, Clerk of Courts</div> <div>Civil Div - 425 N Orange Ave Room 350 Orlando, FL 32801</div> <div>By: /s/ Karina Taveras</div> <div>Deputy Clerk</div> <div>Michelle T. Reiss, Esquire</div> <div>Florida Bar No. 36993</div> <div>APPLETON REISS, PLLC</div> <div>215 N. Howard Avenue, Suite 200</div> <div>Tampa, Florida 33606</div> <div>(813) 542-8888</div> <div>Attorneys for Plaintiff</div> <div>8/29-9/5/25LG 2T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY</div> <div>To: ALEJANDRO D. DELAROSA</div> <div>Case No.: CD202502774/D 3300853</div> <div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>8/15-9/5/25LG 4T</div> <div>NOTICE OF SUSPENSION ORANGE COUNTY</div> <div>To: IESHA L. SCOTT</div> <div>Case No.: CD202506727/D 3101201</div> <div>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.</div> <div>8/22-9/12/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA</div> <div>CASE NO: 2022-DR-001061-O</div> <div>DIVISION: 30</div> <div>In Re: The Former Marriage of:</div> <div>DANIELY SILVA ALVAREZ</div> <div>Petitioner,</div> <div>And</div> <div>RAYDEL ALVAREZ</div> <div>Respondent.</div> <div>NOTICE OF ACTION FOR PUBLICATION TO: RAYDEL ALVAREZ</div> <div>YOU ARE NOTIFIED that an action for Modification of Parental Responsibility and Time-Sharing and Petition for Relocation with Minor Child. You are required to serve a copy of your written defenses, if any, to this action on Tatiana Da Cunha, Esquire, Petitioner's attorney, whose address is 6965 Piazza Grande Avenue, Orlando Florida 32835 on or before 10/2/2025, and file the original with the clerk of this court at Orange County Courthouse, 425 N. Orange Avenue, Orlando, FL 32801 either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>DATED this 15th day of August, 2025</div> <div>Tiffany Moore Russell</div> <div>Clerk of the Circuit Court</div> <div>By: /s/ Juan Vazquez</div> <div>Deputy Clerk</div> <div>8/22-9/12/25LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY</div> <div>To: KESAHN ARTIS</div> <div>Case No.: CD202504469/D 3125808</div> <div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>8/22-9/12/25LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY</div> <div>To: MATTHEW K. DUTAIR</div> <div>Case No.: CD202501402/D 3412833</div> <div>An Administrative Complaint to revoke</div>	<div>ORANGE COUNTY</div> <div>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.</div> <div>8/22-9/12/25LG 4T</div> <div>NOTICE OF SUSPENSION ORANGE COUNTY</div> <div>To: MARC ANTOINE NOEL</div> <div>Case No.: CD202504643/D 3418001</div> <div>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.</div> <div>8/22-9/12/25LG 4T</div> <div>IN THE CIRCUIT COURT, IN AND FOR ORANGE COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>CASE NO.: 2025-CP-002359-O</div> <div>DIVISION: 01</div> <div>IN RE: ESTATE OF</div> <div>ANGELA MARIE COMBS</div> <div>A/K/A ANGELA M. COMBS</div> <div>A/K/A ANGELA COMBS,</div> <div>Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of ANGELA MARIE COMBS A/K/A ANGELA M. COMBS A/K/A ANGELA COMBS, ("Decedent") deceased, whose date of death was August 31, 2024, and whose Social Security Number is XXX-XX-2883, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.</div> <div>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>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 FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.</div> <div>The date of first publication of this notice is August 22, 2025.</div> <div>Petitioner:</div> <div>GARY HARDEN</div> <div>1902 Cloverharden Ave., Unit B</div> <div>Orlando, FL 32806</div> <div>Attorney for Petitioner:</div> <div>/s/ Alfred V. Nicoletti</div> <div>ALFRED V. NICOLETTI, ESQ.</div> <div>Florida Bar No.: 125446</div> <div>LAW OFFICES OF AL NICOLETTI</div> <div>7512 Dr. Phillips Blvd., Suite 50-647</div> <div>Orlando, FL 32819</div> <div>8/22-8/29/25LG 2T</div> <div>OSCEOLA COUNTY</div> <div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 25-CC-002170</div> <div>NOVA POINTE HOMEOWNERS ASSOCIATION, INC.,</div> <div>Plaintiff,</div> <div>vs.</div> <div>PAUL G. GILLAND AND</div> <div>TARA ANNE GILLAND,</div> <div>Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 26, 2025, by the County Court of Osceola County, Florida, the property described as:</div> <div>Lot 94 of NOVA POINTE PHASE 1, according to the Plat thereof as recorded in Plat Book 22, Page(s) 86-87, of the Public Records of Osceola County.</div> <div>and more commonly known as 1401 Pine Marsh Loop, Saint Cloud, FL 34771</div> <div>will be sold at public auction to the highest and best bidder for cash, by the Osceola County Clerk of Court and will take place at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741, at 11:00 A.M. on</div>	<div>OSCEOLA COUNTY</div> <div>November 13, 2025.</div> <div>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.</div> <div>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.</div> <div>/s/ Katherine Martinez, Esq.</div> <div>Florida Bar No. 70879</div> <div><a href="mailto:kmartinez@bushross.com">kmartinez@bushross.com</a></div> <div>BUSH ROSS, P.A.</div> <div>Post Office Box 3913, Tampa, FL 33601</div> <div>Phone: 813-204-6492</div> <div>Fax: 813-223-9620</div> <div>Attorney for Plaintiff</div> <div>8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO. 492025CA000285XXXXAXA</div> <div>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I</div> <div>Plaintiff,</div> <div>vs.</div> <div>ELSA ORTIZ, et al,</div> <div>Defendants.</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated August 19, 2025 and entered in Case No. 492025CA000285XXXXAXA of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I is the Plaintiff and ASSOCIATION OF POINCIANA VILLAGES, INC, KAREN A. HERMANDEZ, OSCEOLA COUNTY, the Defendants. Armando Ramirez, Esq., Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola, Florida at 11:00 AM on <b>October 2, 2025</b>, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>LOT 16, BLOCK 2213, POINCIANA NEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 144 THROUGH 158, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div> <div>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.</div> <div>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.</div> <div>"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, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone. (407) 742-3708, via Florida Relay Service".</div> <div>DATED at Osceola County, Florida, this 25th day of August, 2025.</div> <div>RUBIN LUBLIN, LLC</div> <div>Attorney for Plaintiff</div> <div>2313 W. Violet St.</div> <div>Tampa, Florida 33603</div> <div>Telephone: (813) 656-8801</div> <div>Fax: (813) 656-8802</div> <div><a href="mailto:flemailservice@riselaw.com">flemailservice@riselaw.com</a></div> <div>By: s/ Brittany L. Harvey, Esq.</div> <div>Florida Bar No. 124795</div> <div>24-F000489/TL</div> <div>8/29-9/5/25LG 2T</div> <div>IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO: 2023 CC 001202</div> <div>EAGLE BAY TOWNHOMES OF OSCEOLA COUNTY HOMEOWNERS ASSOCIATION, INC.,</div> <div>a Florida not-for-profit corporation,</div> <div>Plaintiff,</div> <div>vs.</div> <div>TYE ZOE WALTERS, an unmarried woman and NNEKA BAGWELL, a married woman and JORGE RODRIGUEZ, an unmarried man, all as joint tenants with rights of survivorship and UNKNOWN TENANT, Defendants.</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2023-CC-001202, of the County Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein EAGLE BAY TOWNHOMES OF OSCEOLA COUNTY HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and TYE ZOE WALTERS, an unmarried woman and NNEKA BAGWELL, a married woman, and JORGE RODRIGUEZ, an unmarried man, all as joint tenants with rights of survivorship and UNKNOWN TENANT, are Defendants, the Clerk of the Osceola</div> <div>(Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>OSCEOLA COUNTY</div> <div>County Court will sell to the highest bidder for cash on <b>October 7, 2025</b> at 11:00 a.m. at the courthouse located at 3 Courthouse Square, Room 204 (2nd Floor), Kissimmee, FL 34741, the following property as set forth in said Final Judgment, to wit: LOT 112, EAGLE BAY PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 8 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Property Address: 2932 Clarabelle Court, Kissimmee, FL 34743-6072 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone (407) 742-3708, via Florida Relay Service. Dated August 27, 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 8/29-9/5/25LG 2T ----- IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA PNC Bank, National Association Plaintiff, vs. Paula M. Suarez, et al. Defendants. Case No.: 2020 CA 000618 MF Division: 61 Judge Christine E. Arendas /----- NOTICE OF SALE Notice is hereby given that on October 29, 2025 at 11:00AM, the below named Clerk of Court will offer by sale in Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 the following described real property: Lot 6, Celebration West Village, according to the plat thereof as recorded in Plat Book 9, Pages 91-97, of the Public Records of Osceola County, Florida. Commonly known as: 610 Canne Place, Kissimmee, FL 34747 Any person claiming an interest in the surplus from this 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 sale is being held pursuant to the Final Judgment of Foreclosure, entered on December 11, 2024, in Civil Case No. 2020 CA 000618 MF, pending in the Circuit Court in Osceola County, Florida. KELVIN SOTO CLERK OF THE CIRCUIT COURT OSCEOLA COUNTY, FLORIDA Craig P. Rogers (FLBN: 352128) Michael E. Carleton (FLBN: 1007924) Jordan A. Zeppetello (FLBN: 1049568) Jasmin Hernandez (FLBN: 1044494) The Manley Law Firm LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 Primary: statee-file@mdklegal.com Secondary: CPRogers@mdklegal.com Attorney for Plaintiff 11080-1018846 ----- IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2024 CC 002823 CF Overlook Reserve Homeowners Association, Inc., Plaintiff, vs. Shynetra Reshae Jackson, Defendant(s). ----- NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated August 20, 2025, and entered in Case Number: 2024 CC 002823 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Overlook Reserve Homeowners Association, Inc. is the Plaintiff, and Shynetra Reshae Jackson, Kenneth Menard Jackson, and Secretary of Housing and Urban Development are the Defendants, the clerk will sell to the highest and best bidder for cash at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on October 7, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: Property Description: LOT 199, OVERLOOK RESERVE PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 65 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Property Address: 4679 Marcos Circle, Kissimmee, FL 34758 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time</div>	<div>OSCEOLA COUNTY</div> <div>before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 21st 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@dhnatorneys.com 8/29-9/5/25LG 2T ----- 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.</div>	<div>OSCEOLA COUNTY</div> <div>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 29, 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 &amp; 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 ----- PASCO COUNTY</div>	<div>PASCO COUNTY</div> <div>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 &amp; 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 &amp; Suggs, PLLC 8/29-9/5/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA FAMILY LAW DIVISION Case No: 2025DR4384ES ANDRYS CARDOSO CORREA Petitioner, Vs. ADA MARYS MARRERO PADRON, Respondent. ----- NOTICE OF ACTION FOR PUBLICATION TO: ANDRYS CARDOSO CORREA Current address unknown. Believed to be residing out of the country. 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 OXALIS B. GARCIA, ESQ. whose address is PO Box 55935, Saint Petersburg, FL 33732, on or before 9/22/2025, and file the original with the clerk of this Court at Pasco County Court, 38053 Live Oak Avenue, Dade City, FL 33523 before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b> 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 emailed 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 18, 2025 By: s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Melanie Gray, Deputy Clerk 8/29-9/19/25LG 4T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001278CPAXWS IN RE: ESTATE OF ROSEMARY THERESA WENNER Deceased ----- NOTICE TO CREDITORS The administration of the estate of ROSEMARY THERESA WENNER, deceased, whose date of death was August 3, 2024; File Number 2025CP001278CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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</div>	<div>PASCO COUNTY</div> <div>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 29, 2025. Personal Representative: DENNIS LYNN WENNER 12144 Walter Street 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 8/29-9/5/25LG 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: SNYDERS OUTBOARDS AND HANDYMAN SERVICES Owner: Mac Snyder 1029 Baillies Bluff Rd Holiday, FL 34691 8/29/25LG 1T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001073 IN RE: ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON, Deceased. ----- NOTICE OF ACTION (formal notice by publication) TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON YOU ARE NOTIFIED that an Amended Inventory, Petition for Discharge, Final Accounting of Personal Representative, and Petition for Authorization to Deposit Funds in Court Registry have been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before September 29, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice. Signed on this 25th day of August, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Jennifer Odell 8/29-9/19/25LG 4T ----- IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025-CP-001286 IN RE: ESTATE OF JUSTINA ADELE LEIGHT Deceased. ----- NOTICE TO CREDITORS The administration of the estate Justina Adele Leight, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL (Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	
<div><b>PASCO COUNTY</b></div> <div>BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: Graham Miller 11208 Shelter Cove Loop New Port Richey, FL 34654</div> <div>Attorney for Personal Representative: /s/ Keegan Gothers Keegan Gothers, Esq. Florida Bar No. 1054370 Brice Zoeklein, Esq. Florida Bar No. 0085615 Zoeklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 keegan@zoekleinlawpa.com brice@zoekleinlawpa.com eservice1@zoekleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</b> PROBATE DIVISION Case No. 2025-CP-001301</div> <div>IN RE: ESTATE OF WILLIAM SKUTT Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>The administration of the estate of William Skutt, deceased, whose date of death was June 5, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: Crystal Dolcemascolo 31329 Wrencrest Drive Wesley Chapel, Florida 33543</div> <div>Attorney for Personal Representative: /s/ Keegan Gothers Keegan Gothers, Esq. Florida Bar No. 1054370 Brice Zoeklein, Esq. Florida Bar No. 0085615 Zoeklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511 keegan@zoekleinlawpa.com brice@zoekleinlawpa.com eservice1@zoekleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</b> PROBATE DIVISION File No. 24-CP-001072</div> <div>IN RE: ESTATE OF JONATHON LUCAS WELLINGTON a/k/a JONATHON L. WELLINGTON, Deceased.</div> <div><b>NOTICE OF ACTION</b> <b>(formal notice by publication)</b></div> <div>TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON</div> <div>YOU ARE NOTIFIED that an Amended Inventory, Petition for Discharge, Final Accounting of Personal Representative, and Petition for Authorization to Deposit Funds in Court Registry has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before September 29, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.</div> <div>Signed on this 25th day of August, 2025.</div> <div>/s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Jennifer Odell</div> <div>8/29-9/19/25LG 4T</div> <div>-----</div> <div><b>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 2025CC005435CCAXES</div> <div>OAKSTEAD HOMEOWNER'S</div>	<div><b>PASCO COUNTY</b></div> <div>ASSOCIATION, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SHARON BREHER, DECEASED, Defendant(s).</div> <div><b>NOTICE OF ACTION</b></div> <div>TO: Unknown Heirs of Sharon Breher, et als 19315 Weedon Court Land O' Lakes, FL 34638</div> <div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</div> <div>Lot 16, Block 19, Oakstead Parcel 5, a subdivision according to the plat thereof recorded at Plat Book 47, Page 46, in the Public Records of Pasco County, Florida.</div> <div>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine 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. Due on or before 9/29/2025.</div> <div>This notice shall be published once each week for two consecutive weeks in La Gaceta.</div> <div>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court on August 25, 2025.</div> <div>By: s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913 Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 2025CA001155CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MARC ANTHONY LABOZZETTA, ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of August, 2025, and entered in Case No. 2025CA001155CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MARC ANTHONY LABOZZETTA; WHITNEY LABOZZETTA; and AVALON PARK WEST HOMEOWNERS ASSOCIATION, INC 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 15th day of September, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 12, Block 23, Avalon Park West-North Phases 1A and 1B, according to the plat as recorded in Plat Book 84, Pages 96 through 109, 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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 21st day of August, 2025.</div> <div>By: <u>/s/ Liana R. Hall</u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; 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 11080-1018999</div> <div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT</b></div>	<div><b>PASCO COUNTY</b></div> <div>IN AND FOR PASCO COUNTY, FLORIDA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1, Plaintiff, vs. JAMES C. TERRY, II A/K/A J.C. TERRY, II A/K/A JAMES C. TERRY A/K/A J.C. TERRY; et al., Defendants. Case No: 24-CA-002818 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 08/12/2025, and entered in Case No. 24-CA-002818 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1, is the Plaintiff and JAMES C. TERRY, II A/K/A J.C. TERRY, II A/K/A JAMES C. TERRY A/K/A J.C. TERRY, is Defendant, 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 30, 2025, the following described property set forth in said Final Judgment, to wit: PART OF TRACT #7 OF QUAIL HOLLOW ESTATES DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, RUNS S. 00 DEGREES 54'09" W. 2648.59 FEET, ALONG THE EAST BOUNDARY OF SAID SECTION 1, THENCE N. 88 DEGREES 59'31" W. 622.85 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N. 88 DEGREES 59'31" W. 151.65 FEET; THENCE N. 01 DEGREES 00'29" E. 293.33 FEET; THENCE N. 89 DEGREES 15'32" E. 151.72 FEET; THENCE S. 01 DEGREES 00'29" W. 297.97 FEET TO THE POINT OF BEGINNING.</div> <div>Commonly known as: 27801 Sandbagger Ln., Zephyrhills, FL 33544 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.</div> <div>DATED: August 20, 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.</div> <div>11080-1018833</div>	<div><b>PASCO COUNTY</b></div> <div>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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 12th day of August, 2025.</div> <div>By: <u>/s/ Liana R. Hall</u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; 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</div> <div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT</b> <b>IN AND FOR PASCO COUNTY, FLORIDA</b> 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.</div> <div>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.</div> <div>11080-1018527</div>	<div><b>PASCO COUNTY</b></div> <div>WOODLAND VILLAGE AT SHADOW RUN ASSOCIATION, INC., Plaintiff, vs. SHANNON MARIE CIAGO, Defendant.</div> <div><b>NOTICE OF SALE</b></div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 20, 2025, by the County Court of Pasco</div>	<div><b>PASCO COUNTY</b></div> <div>County, Florida, for the following property described as:</div> <div><b>Lot 123, WOODLAND VILLAGE AT SHADOW RUN, UNIT 3, PHASE 2 — PARTIAL REPLAT according to the map or plat thereof as recorded in Plat Book 53, Pages 113 and 114 of the Public Records of Pasco County, Florida.</b></div> <div><b>and more commonly known as 12341 Gallant Court, Hudson, FL 34669</b></div> <div>to be sold to the highest and best bidder for cash by the Pasco County Clerk of Court via public online auction at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, on <u>October 8, 2025</u>, at 11:00 A.M.</div> <div>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.</div> <div>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.</div> <div>/s/ Alexa Camareno Caldevilla, Esq. Florida Bar No.: 1031636 <a href="mailto:acamareno@bushross.com">acamareno@bushross.com</a> BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR PASCO COUNTY, FL</b> PROBATE DIVISION File Number: 25-CP-001201</div> <div>In Re The Estate of: Richard J. Thomas aka Richard James Thomas, Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>The administration of the estate of Richard J. Thomas aka Richard James Thomas, deceased, whose date of death was December 23, 2024 is pending in the Circuit Court of Pasco County, Florida, the address of which is 38053 Live Oak Avenue, Dade City FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claim with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is August 29, 2025.</div> <div>Personal Representative: Robin N. Laudenslager 18960 Dale Mabry Hwy Lutz FL 33548</div> <div>Attorney For Personal Representative: Adria Beenhakker Dickey 18960 Dale Mabry Hwy Lutz FL 33548 (813) 586-3200 FL Bar Number: 467308 <a href="mailto:adria@adriadickeylaw.com">adria@adriadickeylaw.com</a></div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</b> PROBATE DIVISION File No. 512025CP001387CPAXES Division Probate</div> <div>IN RE: ESTATE OF DAWN BRENDA BARTELS Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>The administration of the estate of DAWN BRENDA BARTELS, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been 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 DA YS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative 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</div> <div>(Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>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 ss. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: /s/ Emma Hemness EMMA HEMNESS 309 North Parsons Avenue Brandon, FL 33510</div> <div>Attorney for Personal Representative: /s/ Dana Kemper Dana Kemper, Esq. Florida Bar # 0044337 HEMNESS FALLER ELDER LAW 309 North Parsons Avenue Brandon, FL 33510-4515 (813) 661-5297 (813) 689-8725 fax dana@hemnesslaw.com service@hemnesslaw.com</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CASE NO.: 2025CA001827CAAXWS</div> <div>EAMONN J. MOLLOY, Plaintiff,  vs. CHRISTIE M. MOLLOY F/K/A CHRISTIE M. LEHMAN, Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: CHRISTIE M. MOLLOY f/k/a Christie M. Lehman 4735 Eastwood Lane, Holiday, FL 34690</div> <div>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:</div> <div>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.</div> <div>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.</div> <div>SIGNED AND THE SEAL OF THIS COURT IMPRESSED ON 07/31/2025</div> <div>NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT</div> <div>By: /s/ Kaylen McCutcheon Deputy Clerk</div> <div>8/8-8/29/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No.: 2025DR003016</div> <div>JESSICA BAHIA GEORGES, Petitioner,  And SHADI SAMI NASSEM BOGOTER, Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (No Child or Financial Support)</div> <div>TO: SHADI SAMI NASSEM BOGOTER 1040 Springtime Drive Holiday, FL 34691-6761</div> <div>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.</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated August 18, 2025</div> <div>/s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Melanie Gray</div> <div>8/22-9/12/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No.: 2023DR001791</div> <div>ALISHA HARPER, Petitioner,  and CHRISAPHER HARPER, Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN</div>	<div>PASCO COUNTY</div> <div>TO: CHRISAPHER HARPER 11624 Tropical Isle Ln Riverview, FL 33579</div> <div>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 &amp; 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.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated August 18, 2025</div> <div>/s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Melanie Gray</div> <div>8/22-9/12/25LG 4T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 51-2025-CC-003398-AX-ES</div> <div>ABBEY GLEN PROPERTY OWNERS ASSOCIATION, INC., Plaintiff,  vs. MONTERIAL A. ALLEN, a married man, Defendant.</div> <div>NOTICE OF SALE</div> <div>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:</div> <div>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.</div> <div>PROPERTY ADDRESS: 13330 Waterford Castle Drive, Dade City, FL 33525.</div> <div>will be sold by the Pasco County Clerk at public sale on September 16, 2025 at 11:00 A.M., electronically online at <a href="http://www.pasco.realforeclose.com">http://www.pasco.realforeclose.com</a>.</div> <div>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.</div> <div>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.</div> <div>/s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 <a href="mailto:cglausier@glausierknight.com">cglausier@glausierknight.com</a> GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 Attorneys for Plaintiff</div> <div>8/22-8/29/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No.: 2025-DR-117</div> <div>PHILLIS MARTIN and JOSHUA MARTIN, Petitioner,  v. ADRIANA M. LOPEZ, Respondent.</div> <div>NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER</div> <div>TO: JOSEPH LITKEA 2126 Druid Road, Apt, 4206, Clearwater, FL 33764</div> <div>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.</div> <div>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</div>	<div>PASCO COUNTY</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>Dated 8/13/2025</div> <div>Clerk of the Circuit Court K.S. Deputy Clerk</div> <div>8/15-9/5/25 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025CA000229CAAXES</div> <div>Division: B</div> <div>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.</div> <div>NOTICE OF ACTION</div> <div>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:</div> <div>YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco County, Florida:</div> <div>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.</div> <div>LESS THOSE PARCELS DESCRIBED IN:</div> <div>1. OFFICIAL RECORDS BOOK 6394, PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>2. OFFICIAL RECORDS BOOK 6394, PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>3. OFFICIAL RECORDS BOOK 6394, PAGES 267 THROUGH 268, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>4. OFFICIAL RECORDS BOOK 6394, PAGES 113 THROUGH 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>5. OFFICIAL RECORDS BOOK 6409, PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>6. OFFICIAL RECORDS BOOK 6426, PAGES 1596 THROUGH 1597, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>7. OFFICIAL RECORDS BOOK 6457, PAGES 50 THROUGH 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>8. OFFICIAL RECORDS BOOK 6472, PAGES 1878 THROUGH 1879, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>9. OFFICIAL RECORDS BOOK 6468, PAGES 589 THROUGH 590, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>10. OFFICIAL RECORDS BOOK 6457, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>11. OFFICIAL RECORDS BOOK 6547, PAGES 1771 THROUGH 1772, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>12. OFFICIAL RECORDS BOOK 6620, PAGES 888 THROUGH 889, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>13. OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>14. OFFICIAL RECORDS BOOK 6522, PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>15. OFFICIAL RECORDS BOOK 6696, PAGES 1781 THROUGH 1782, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>16. OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>17. OFFICIAL RECORDS BOOK 6743, PAGES 1398 THROUGH 1399, OF</div>	<div>PASCO COUNTY</div> <div>THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>18. OFFICIAL RECORDS BOOK 6743, PAGES 1489 THROUGH 1490, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>19. OFFICIAL RECORDS BOOK 6820, PAGES 1385 THROUGH 1386, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>20. OFFICIAL RECORDS BOOK 6814, PAGES 1479 THROUGH 1480, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>21. OFFICIAL RECORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>22. OFFICIAL RECORDS BOOK 6806, PAGES 1954 THROUGH 1955, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>23. OFFICIAL RECORDS BOOK 6787, PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>24. OFFICIAL RECORDS BOOK 6814, PAGES 1508 THROUGH 1509, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>25. OFFICIAL RECORDS BOOK 6901, PAGES 522 THROUGH 523, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>26. OFFICIAL RECORDS BOOK 6901, PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>27. OFFICIAL RECORDS BOOK 6922, PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>28. OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>29. OFFICIAL RECORDS BOOK 6922, PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>30. OFFICIAL RECORDS BOOK 7024, PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>31. OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>32. OFFICIAL RECORDS BOOK 7101, PAGES 80 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>33. OFFICIAL RECORDS BOOK 7110, PAGES 976 THROUGH 977, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>34. OFFICIAL RECORDS BOOK 7110, PAGES 1245 THROUGH 1246, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>35. OFFICIAL RECORDS BOOK 7101, PAGES 200 THROUGH 201 , OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>36. OFFICIAL RECORDS BOOK 7291, PAGES 817 THROUGH 818, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>37. OFFICIAL RECORDS BOOK 7291, PAGES 850 THROUGH 851, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>38. OFFICIAL RECORDS BOOK 7291, PAGES 878 THROUGH 879, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>39. OFFICIAL RECORDS BOOK 7291, PAGES 1039 THROUGH 1040, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>40. OFFICIAL RECORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>41. OFFICIAL RECORDS BOOK 7375, PAGES 26 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>42. OFFICIAL RECORDS BOOK 7375, PAGES 394 THROUGH 395, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>43. OFFICIAL RECORDS BOOK 7375, PAGES 409 THROUGH 410, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>44. OFFICIAL RECORDS BOOK 7518, PAGES 1075 THROUGH 1076, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>45. OFFICIAL RECORDS BOOK 7533, PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>46. OFFICIAL RECORDS BOOK 7533, PAGES 343 THROUGH 344, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>47. OFFICIAL RECORDS BOOK 7533, PAGES 297 THROUGH 298, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>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.</div> <div>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.</div> <div>Dated on August 12, 2025.</div> <div>/s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner</div> <div>Dated on August 7, 2025</div> <div>/s/ Scott W. Fitzpatrick, B.C.S., Esq. Florida Bar No. 0370710 Eggert Fitzpatrick</div> <div>8/15-9/5/25 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <div>Case No.: 25-DR-000967</div> <div>CARLA BLANKENSHIP,</div>	<div>PASCO COUNTY</div> <div>Petitioner and CHARLES BLANKENSHIP IV, Respondent.</div> <div>NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE AND FOR OTHER RELIEF</div> <div>TO: CHARLES BLANKENSHIP IV Last known address: 15904 NW 118th Place, Alachua, FL 32615</div> <div>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.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: N/A</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and 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.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 8/12/2025</div> <div>Clerk of the Circuit Court</div> <div>By: /s/ Rita Meyer Deputy Clerk</div> <div>8/15-9/5/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>FAMILY DIVISION</div> <div>CASE NO.: 25-DR-003262</div> <div>IN RE: The Marriage Of KILEY JEAN MARIE LIBERTINO, Petitioner,  and SHANE JACOB ERWIN, Respondent.</div> <div>NOTICE OF ACTION – DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN</div> <div>TO: SHANE JACOB ERWIN l/k/a 5645 36th Court E., Unit 204 Ellenton, FL 34222</div> <div>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.</div> <div>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.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking pleadings.</div> <div>WITNESS my hand and seal of said Court on this August 12, 2025.</div> <div>By: /s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller</div> <div>8/15-9/5/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2022CP001531CPAXWS</div> <div>IN RE: ESTATE OF FRANCES CHARIS KRASKA Deceased.</div> <div>NOTICE OF ACTION (formal notice by publication)</div> <div>TO: VICTORIA RIBERY AND ANY AND ALL HEIRS OF THE ESTATE OF FRANCES CHARIS KRASKA</div> <div>YOU ARE NOTIFIED that a Petition for Approval of Confidential Settlements and Allocation as to Settlement with Heather Hill Healthcare Center and Bear Creek Nursing Center has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before September 14, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</div> <div>Signed on August 11, 2025</div> <div>s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Jennifer Odell</div> <div>8/15-9/5/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR</div>

(Continued on next page)



<div>PASCO COUNTY</div> <div>PASCO COUNTY, FLORIDA Case No.: 2025-CA-1610</div> <div>In Re: RUTH DOWDLE Plaintiff vs. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES AND CREDITORS OF ELEANOR TIBBETTS, DECEASED; and 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).</div> <div>NOTICE OF ACTION</div> <div>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</div> <div>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</div> <div>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.</div> <div>This notice shall be published once a week for four consecutive weeks in La Gaceta.</div> <div>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.</div> <div>DATED on 8/6/2025 Nikki Alvarez-Sowles, Esq. Pasco County Clerk &amp; Comptroller By: /s/ Illegible Deputy Clerk Warren Law Firm, PLLC 38008 Live Oak Ave, Dade City, FL 33523 8/8-8/29/25 4T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CA002983CAAXWS</div> <div>EAMONN J. MOLLOY, Plaintiff, vs. CHRISTIE M. MOLLOY F/K/A CHRISTIE M. LEHMAN, Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: CHRISTIE M. MOLLOY f/k/a Christie M. Lehman 4735 Eastwood Lane, Holiday, FL 34690</div> <div>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.</div> <div>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.</div> <div>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</div> <div>PINELLAS COUNTY</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:  ASTROLOGICALLY Owner: Esoteria Ai LLC 404 Jefferson Avenue Oldsmar, FL 34677</div> <div>PINELLAS COUNTY</div> <div>8/29/25LG 1T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:  LARGO MODERN DENTISTRY Owner: Largo Modern Dentistry, PA 4895 East Bay Dr., Unit 100 Clearwater, FL 33764</div> <div>8/29/25LG 1T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No.: 25-001084-CI Division: Section 13</div> <div>ACHIEVA CREDIT UNION, A FLORIDA STATE-CHARTERED CREDIT UNION Plaintiff, -vs- JERED W SNELSON and UNKNOWN SPOUSE OF JERED W. SNELSON, 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; and UNKNOWN TENANT #1 Defendants.</div> <div>NOTICE OF SALE</div> <div>Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pinellas County, Florida, Ken Burke, the Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as:  Lots 8 and 9, Block H, BROOKLAWN, according to the plat thereof recorded in Plat Book 13, Page 59, of the Public Records of Pinellas County, Florida</div> <div>at public sale, to the highest and best bidder, for cash, in an online sale at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> beginning at 10:00 a.m. on October 1, 2025.</div> <div>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.</div> <div>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</div> <div>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.</div> <div>DATED this 26th day of August, 2025 VICTOR H. VESCHIO, Esquire For the Court By: /s/ Victor H. Veschio, Esquire Gibbons Neuman 3321 Henderson Blvd, Tampa, FL 33609 8/29-9/5/25LG 2T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:  LEADWISE STRATEGIES Owner: Smart Media Strategies LLC 7901 4th St N St. Petersburg, FL 33702</div> <div>8/29/25LG 1T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:  JACKETZ HUB Owner: Stud Technologies LLC 7901 4th St N Ste 300 St. Petersburg, FL 33702</div> <div>8/29/25LG 1T</div> <div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-005754-CO</div> <div>WOODLAND VILLAS CONDOMINIUM I, INC., a Florida not-for-profit corporation, Plaintiff, vs. THE ESTATE AND HEIRS OF DOLPHINE A. BROWN and UNKNOWN TENANT, Defendants.</div> <div>NOTICE OF ACTION</div> <div>STATE OF FLORIDA TO: THE ESTATE AND HEIRS OF DOLPHINE A. BROWN, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.</div> <div>YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida:  Unit 703, Building 7 of WOODLAND VILLAS CONDOMINIUM 1, Phase 2, a</div> <div>PINELLAS COUNTY</div> <div>Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4838, Page(s) 1511, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.</div> <div>has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:  SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.</div> <div>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</div> <div>DATED on this 25th day of August, 2025. Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Jessica Zovich Deputy Clerk 8/29-9/5/25LG 2T</div> <div>NOTICE OF PUBLIC AUCTION</div> <div>1966 Mobile Home RITZ HS Vin. No. 06251349</div> <div>Former Owner was Fred Jackson. The above mobile will be sold to the highest bidder on September 15, 2025 at 10:00 a.m. at 16416 US Highway 19 N. Lot 1800, Clearwater, FL 33764, pursuant to S. 715.109(2), F. S. of the Florida Statutes to satisfy reasonable costs of storage and advertising. Embassy Mobile Park LLC 8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006976-ES</div> <div>IN RE: ESTATE OF DANA FRANCES MORROW Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of DANA FRANCES MORROW, deceased, whose date of death was October 27, 2024; File Number 25-006976-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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 29, 2025.</div> <div>Personal Representative: WENDY SUE KELLY 13898 Martinique Drive Seminole, FL 33776</div> <div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 <a href="mailto:DBA@GendersAlvarez.com">DBA@GendersAlvarez.com</a> Anthony F. Diecidue, Esq. - FBN: 146528 <a href="mailto:AFD@GendersAlvarez.com">AFD@GendersAlvarez.com</a> Whitney C. Miranda, Esq. - FBN: 65928 <a href="mailto:WCM@GendersAlvarez.com">WCM@GendersAlvarez.com</a> GENDERS•ALVAREZ•DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-6222 Eservice for all attorneys listed above: <a href="mailto:GADeservice@GendersAlvarez.com">GADeservice@GendersAlvarez.com</a> 8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-007456-ES Division Probate</div> <div>IN RE: ESTATE OF CHARLES GEORGE COPP, III, A/K/A CHARLES GEORGE COPP Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of CHARLES GEORGE COPP, III, A/K/A, CHARLES GEORGE COPP, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS</div> <div>PINELLAS COUNTY</div> <div>NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: /s/ Sandra L. Copp SANDRA L. COPP 4579 28th Place SW Naples, FL 34116</div> <div>Attorney for Personal Representative: /s/ Cynthia I. Waisman, Esq. Cynthia I. Waisman, P.A. Florida Bar No: 0169986 2451 McMullen Booth Road, Suite 214 Clearwater, FL 33759 Telephone: (727) 712-2299 Fax: (813) 890-3461 E-Mail: <a href="mailto:cynthia@cynthiawaismanlaw.com">cynthia@cynthiawaismanlaw.com</a> Secondary E-Mail: <a href="mailto:cynthiawaisman@gmail.com">cynthiawaisman@gmail.com</a> 8/29-9/5/25LG 2T</div> <div>IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-003029-CO</div> <div>CURLEW LANDINGS SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. TRACY DOLL-ANDERSON, Defendant.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 22, 2025, by the County Court of Pinellas County, Florida, for the following property described as:  Lot 52, Curlew Landings South Unit 1, Phase 11, a subdivision according to the plat thereof recorded in Plat Book 109, Pages 4 and 5, of the Public Records of Pinellas County, Florida..</div> <div>and more commonly known as 639 Garland Circle, Indian Rocks Beach, FL 33785</div> <div>to be sold to the highest and best bidder for cash by the Pinellas County Clerk of Court via public online auction at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a>, on <b>September 25, 2025, at 10:00 A.M.</b></div> <div>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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in the proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500 Clearwater, FL 33756, (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.</div> <div>/s/ Alexa C. Caldevilla, Esq. Florida Bar No.: 1031636 <a href="mailto:acaldevilla@bushross.com">acaldevilla@bushross.com</a> BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-006732-CI</div> <div>GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION Plaintiff, vs. THERESA MYERS AKA THERESA SBEGHEN, et al, Defendants/</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to an order dated August 14, 2025 and entered in Case No. 23-006732-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, where- in GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and MV REALTY PBC, LLC, THERESA MYERS AKA THERESA SBEGHEN, BANK OF AMERICA, N.A., the Defendants. Ken Burke, Clerk of the Circuit Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a>, the Clerk's website for on-line auctions at 10:00 AM on <b>September 30, 2025</b>, the following described property as set forth in said Order of Final Judgment, to wit:  ALL THE FOLLOWING DESCRIBED</div> <div>PINELLAS COUNTY</div> <div>LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PINELLAS STATE OF FLORIDA, TO-WIT:</div> <div>LOT 9, LESS THE SOUTH 7.5 FEET THEREOF, BLOCK 7, OF CLEAR-VISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</div> <div>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.</div> <div>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.</div> <div>In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.</div> <div>DATED at Pinellas County, Florida, this 22nd 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 <a href="mailto:femailservice@rlselaw.com">femailservice@rlselaw.com</a> By: /s/ Brittany L. Harvey, Esq. Florida Bar No. 124795</div> <div>102292/TL 8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO.: 18-006938-CI</div> <div>BANK OF AMERICA, N.A. Plaintiff, vs. ROY M. DEANE, et al. Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Consent Final Judgment of Foreclosure entered on June 26, 2025 in the above-captioned action, the following property situated in Pinellas County, Florida, described as:  <b>LOT 7, BLOCK E, KEYSTONE MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 71, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</b></div> <div>Shall be sold by the Clerk of Court, Ken Burke, CPA, on the <b>30th day of October, 2025 at 10:00 a.m. (Eastern Time) at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a></b> to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</div> <div>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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (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.</div> <div>Dated this 30th day of June, 2025 s/ <b>MICHAEL C. COYLE, ESQ.</b> Florida Bar No.: 1054501 <b>STOREY LAW GROUP, P.A.</b> 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Ph: (407) 488-1225 Fax: (407) 488-1177 <a href="mailto:mcoyle@storeylawgroup.com">mcoyle@storeylawgroup.com</a> <a href="mailto:sbaker@storeylawgroup.com">sbaker@storeylawgroup.com</a> Attorney for Plaintiff 8/29-9/5/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-004476-ES Division: A</div> <div>IN RE: THE ESTATE OF MICHAEL ARTHUR KAHN, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Michael Arthur Kahn, deceased, whose date of death was 04/06/2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 324 S. Ft. Harrison Ave. Clearwater, FL 33756. The name and address of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF</div> <div>(Continued on next page)</div>
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PINELLAS COUNTY

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 29, 2025.

Personal Representative:

/s/ Michael F. Kahn  
Michael F. Kahn  
19 Lake Street, K7S1Z9  
Arnprior, Ontario

Attorney for Personal Representative:

/s/ Cameron H.P. White  
Cameron H.P. White, Esq.  
Florida Bar Number: 021343  
Pathway Law, P.A.  
9100 Conroy-Windermere Road, Suite 200  
Windermere, Florida 34786  
Telephone: (407) 792-6011  
Email: cameron@pathwaylawpa.com  
Secondary: colette@pathwaylawpa.com

8/29-9/5/25LG 2T

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25006641ES

IN RE: ESTATE OF  
HERBERT A. LEWIS, JR.  
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Herbert A. Lewis, Jr., deceased, whose date of death was March 19, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 8/29/2025.

Personal Representative:

/s/ Marie E. Naylor  
1115 N. Patty Terrace  
Crystal River, Florida 34429

Attorney for Personal Representative:

/s/ Brooks N. Gentry, Esq.  
Florida Bar Number: 102631  
PO Box 848  
St. Petersburg, Florida 33731  
Telephone: (727) 231-1080  
E-Mail: estates@gentryelderlaw.com

8/29-9/5/25LG 2T

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

CASE NO.: 2024-001254-CI

CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,

vs.

JACOB ELLIS; et al.,  
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on September 5, 2024 in the above-captioned action, the following property situated in Pinellas County, Florida, described as:

LOT 17, 18, AND 19, BLOCK "B", SECOND ADDITION TO BELMONT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 88, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Ken Burke, CPA, on the 15th day of October, 2025 at 10:00 a.m. (Eastern Time) at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

PINELLAS 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 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 Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (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.

Dated this 14th day of August, 2025

s/ **MICHAEL COYLE, ESQ.**  
Florida Bar # 1054501  
**STOREY LAW GROUP, P.A.**  
221 NE Ivanhoe Blvd., Suite 300  
Orlando, FL 32804  
Ph: (407) 488-1225  
Fax: (407) 488-1177  
mcoyle@storeylawgroup.com  
sbaker@storeylawgroup.com  
*Attorneys for Plaintiff*

8/29-9/5/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT  
IN AND FOR PINELLAS COUNTY, FLORIDA  
BRIGHTHOUSE LIFE INSURANCE COMPANY,  
Plaintiff,

vs.  
MICHAEL J. BOOTH; et al.,  
Defendants. Case No: 24-003458-CI  
NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 06/09/2025, and entered in Case No. 24-003458-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein BRIGHTHOUSE LIFE INSURANCE COMPANY, is the Plaintiff and MICHAEL J. BOOTH; DAWN A. BOOTH; WILMINGTON SAVINGS FUND SOCIETY, FSB; JPMORGAN CHASE BANK, N.A.; ABSOLUTE RESOLUTIONS INVESTMENTS, LLC; SOFI LENDING CORP. AS SERVICER AND ATTORNEY IN FACT FOR WILMINGTON TRUST AS TRUSTEE OF SOFI CONSUMER LOAN PROGRAM GRANTOR TRUST 2018-4; BELLE HARBOR OWNERS ASSOCIATION INC., are Defendant(s), Ken Burke, Pinellas County Clerk of Courts will sell to the highest and best bidder for cash at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) at 10:00 a.m. on September 24, 2025, the following described property set forth in said Final Judgment, to wit:  
THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 56, BELLE HARBOR - PHASE II, A CONDOMINIUM, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF BELLE HARBOR - PHASE II, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 13739, PAGE 242, AND ANY AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 133, PAGES 11-36 AND CONDOMINIUM PLAT BOOK 136, PAGES 19-48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Commonly known as: 505 Mandalay Ave #56, Clearwater Beach, FL 33767  
Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.  
DATED August 20, 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 or your receipt of this notice, please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.  
11080-1018893

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 24-003970-CI  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,

VS.  
DOUGLAS SCOTT COLWELL, ET AL.,  
DEFENDANTS.

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

PINELLAS COUNTY

CASE NO.: 24-003970-CI  
NOTICE OF FORECLOSURE SALE  
(Please publish in La Gaceta)  
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of August, 2025, and entered in Case No. 24-003970-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DOUGLAS SCOTT COLWELL; MARGARET ANTHONY COLWELL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY ANGELIQUE CARTER; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY 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](http://www.pinellas.realforeclose.com) at 10:00 A.M. on the 16th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:  
LOT 185, KEENE PARK UNIT 6, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGE 39, 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 21 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  
11080-1018993

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-000816-CI  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,  
VS.

EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR. ET AL.,  
DEFENDANTS.

NOTICE OF FORECLOSURE SALE  
(Please publish in La Gaceta)  
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of August, 2025, and entered in Case No. 25-000816-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/A MARK DEVOS; POWER HOME REMODELING GROUP, LLC A/K/A POWER HOME REMODELING; CLERK OF THE COURT, PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS 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](http://www.pinellas.realforeclose.com) at 10:00 A.M. on the 17th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:  
LOT 13, BLOCK E, HIGHLAND TERRACE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE(S) 46, 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 21st 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

PINELLAS COUNTY

11080-1018996

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO: 25-004767-CO

PINEBROOK TOWNE HOUSE ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff,

vs.

ANN M. LOVE, unmarried; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,  
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: ANN M. LOVE, unmarried, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida:

Lot 12 less the East 2.00 feet thereof, together with the East 1.46 feet of Lot 13, Building 8, Unit 2, of Pinebrook Estates Phase Two, Unit 4, according to the map or plat thereof, as recorded in Plat Book 92, Page(s) 3 and 4, of the Public Records of Pinellas County, Florida.

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:

SCOTT B. TANKELE, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 20th day of August, 2025.

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

By: /s/ Thomas Smith  
Deputy Clerk

8/29-9/5/25LG 2T

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No.: 2025-CP-004331

IN RE: ESTATE OF  
KATHRYN L. SYLVESTRE,  
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KATHRYN SYLVESTRE, deceased, whose date of death was December 1, 2024, and whose social security number is XXX-XX-4729, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. 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 WITHIN 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 29, 2025.

Personal Representative:

/s/ Craig R. Towalski  
CRAIG R. TOWALSKI

Attorney for Personal Representative:

/s/ O. Reginald Osenton  
O. Reginald Osenton, Esq.  
Florida Bar Number: 693251  
Osenton Law, P.A.  
3433 Lithia Pinecrest Road, PMB 324  
Valrico, FL 33596  
(813) 776-1282  
oro@osentonlaw.com

8/29-9/5/25LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application number 921930 from Gulf Coast Consulting, Inc., 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760. Application received: July 08, 2025. Proposed Activity: 384 units apartment complex, Project Name: Hanover Gateway. Project Size: 24.36 acres, Location: Section 22, Township 30 S, Range 16 E, Pinellas County, FL. Outstanding Florida Water: No, Aquatic Preserve: No.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watmatters.org/permits/](http://www.watmatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Com-

PINELLAS COUNTY

ments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watmatters.org](http://www.watmatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or (1800)836-0797, TDD only 1(800)231-6103.

8/29/25LG 1T

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

FAMILY DIVISION

Case No.: 25-005316-FD

Division: 22

In re: The Marriage of:

SONIA SHERPA,

Petitioner/Wife,

and

CALEB BOYLES,

Respondent/Husband.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: CALEB BOYLES

Whereabouts Unknown

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 MICHAEL D. FLUKE, ESQ., whose address is 1022 Main Street, Suite E, Dunedin, FL 34698 on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, 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 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 of pleadings.**

Dated August 20, 2025

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

By: /s/ Thomas Smith  
As Deputy Clerk

8/29-9/19/25LG 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:

ORLANDO HEALTH LABWORKS

Owner: OHI West, Inc.  
1414 Kuhl Ave., MP 2  
Orlando, FL 32806

8/29/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EMERALD COURT RETIREMENT RESIDENCES located at 7600 78th Ave N, Pinellas Park, in Pinellas County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, in accordance with the provisions of Section 865.09, Florida Statutes.

8/29/25LG 1T

IN THE CIRCUIT COURT FOR  
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25-007843-ES

IN RE: ESTATE OF  
MICHAEL J. FITZPATRICK  
Deceased.

NOTICE TO CREDITORS  
(Summary Administration)

The administration of the estate of Michael J. Fitzpatrick, deceased, whose date of death was March 5, 2024, File Number 25-007843-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 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.

(Continued on next page)



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PINELLAS COUNTY</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 29, 2025.</div><div>Petitioner: Roseanna M. Fitzpatrick 2618 Cove Cay Drive, Apt. 1001 Clearwater, FL 33760</div><div>Attorney for Petitioner: Joseph Martinez, Esq. Florida Bar Number: 483990 Joseph F. Martinez, P.A. 12601 Gulf Boulevard, Ste. 6 Treasure Island, FL 33706 Telephone: (727) 363-1529 Fax: (813) 288-1520 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-007535-ES</div><div>IN RE: ESTATE OF THOMAS RICHARD SANDERSON, SR., Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of THOMAS RICHARD SANDERSON, SR., deceased, whose date of death was January 25, 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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 29, 2025.</div><div>Personal Representative: CHAD M. SANDERSON 1283 Union Street Clearwater, Florida 33755</div><div>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</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006735-ES</div><div>IN RE: ESTATE OF EDWARD PAUL ROBERTSON, A/K/A EDWARD P. ROBERTSON Deceased</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILEDTWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is: August 22, 2025.</div><div>Personal Representative: MAUREEN ROBERTSON 851 Bayway Blvd, Apt 402 Clearwater Beach, FL 33767</div></div>	<div><div>PINELLAS COUNTY</div><div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-2991FD</div><div>ORLANDO PORTER, Petitioner, and MARIA AKHUETOR-PORTER, Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: MARIA AKHUETOR-PORTER Address Unknown</div><div>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.</div><div>The action is asking the court to decide how the following real or personal property should be divided: None</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 5/20/2025 Ken Burke Clerk of the Circuit Court &amp; Comptroller By: /s/ Thomas Smith Deputy Clerk</div><div>8/22-9/12/25LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-002875-ES</div><div>IN RE: ESTATE OF CLIFTON HEMMINGS Deceased.</div><div>NOTICE OF ADMINISTRATION</div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>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.</div><div>Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving</div></div>	<div><div>PINELLAS COUNTY</div><div>his or her right to contest the validity of a trust or other writing incorporated by reference into the will.</div><div>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.</div><div>Personal Representative: /s/ Ketcheta Hemmings 4105 Alberca Way South St. Petersburg, Florida 33712 (727) 641-6265 hemmingskatcheta@icloud.com</div><div>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</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div>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</div><div>IN RE: THE ESTATE OF: MOSES RILEY, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of MOSES RILEY, deceased, whose date of 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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 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.</div><div>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.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this Notice is August 22, 2025.</div><div>Personal Representative: MONICA FREEMAN 21 Racquet Court Sanford, NC 27332</div><div>Attorney for Personal Representative: RACHEL L. GRIFFIN, ESQUIRE Griffin &amp; 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</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-007406-ES</div><div>IN RE: ESTATE OF ELVIRA TREVINO RHYNE, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice</div></div>	<div><div>PINELLAS COUNTY</div><div>is August 22, 2025.</div><div>Personal Representative: BRIGITTE TREVINO-FARIA 6164 Gunslinger Drive Colorado Springs, Colorado 80923</div><div>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</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-006909-ES</div><div>IN RE: ESTATE OF ELIZABETH ANN HARTRICK, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 22, 2025.</div><div>Personal Representative: WILLIAM H. HARTRICK 300 S. Glenwood Avenue Clearwater, Florida 33755</div><div>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</div><div>8/22-8/29/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-002138-FD Division: 09</div><div>RANDI LYNN HICKS, Petitioner, and TOYIUS WRIGHT, Respondent.</div><div>NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (FAMILY)</div><div>TO: TOYIUS WRIGHT Last Known Address: 16400 N Park St, Southfield MI 48075</div><div>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.</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 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</div><div>8/15-9/5/25LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR</div></div>	<div><div>PINELLAS COUNTY</div><div>PINELLAS COUNTY, FLORIDA Case No.: 25-4926-FD Division: 17</div><div>ESPERANZA MORIHASHI, Petitioner, and SHUNZO MORIHASHI, Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: SHUNZO MORIHASHI Unknown Address</div><div>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.</div><div>The action is asking the court to decide how the following real or personal property should be divided: None</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated August 8, 2025 Ken Burke Clerk of the Circuit Court &amp; Comptroller By: /s/ Thomas Smith Deputy Clerk</div><div>8/15-9/5/25LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-4116-FD</div><div>EMMANUEL CONSTANT, Petitioner, and KAWANA WILCOX, Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO CHILDREN</div><div>TO: KAWANA WILCOX Address Unknown</div><div>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.</div><div>The action is asking the court to decide how the following real or personal property should be divided: NA</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 8/8/2025 Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court St., Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div><div>8/15-9/5/25LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No: 25-006768-ES</div><div>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.</div><div>NOTICE OF ACTION</div><div>STATE OF FLORIDA</div><div>TO: UNKNOWN BENEFICIARIES OF THE FORTIER LAND TRUST, A REVOCABLE LIVING TRUST AGREEMENT, DATED APRIL 9, 2001, whose names and addresses are unknown.</div><div>YOU ARE NOTIFIED that an action to appoint successor trustee, for instructions to successor trustee, to determine beneficiaries, and to make distribution as to (Continued on next page)</div></div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div> <div>PINELLAS COUNTY</div> <div> <p>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:</p> <p>Paul M. Messina, Jr., Esq. Messina Law Group, P.A. 2550 Permit Place New Port Richey, FL 34655</p> <p>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.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired.</p> <p>Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>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.</p> <p>The date of first publication of this Notice is August 8th, 2025.</p> <p>This notice shall be published once each week for four consecutive weeks in La Gaceta.</p> <p>WITNESS my hand and the seal of this Court on this day August 5th, 2025.</p> <p>Ken Burke, CPA Clerk of the Circuit Court &amp; Comptroller By: s/ Veronica Decker As Deputy Clerk</p> <p>Paul M. Messina, Jr., Esq. Messina Law Group, P.A. 2550 Permit Place New Port Richey, FL 34655 Telephone: 813-492-7798</p> </div> </div> <div> <div>8/8-8/29/25LG 4T</div> <div>-----</div> <div> <div>POLK COUNTY</div> <div> <p>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001317</p> <p>IN RE: ESTATE OF GARY EVERETT SHARP, Deceased.</p> <p>NOTICE OF ACTION (formal notice by publication)</p> <p>TO: RONALD SHARP, grandson of the Decedent, whose address is unknown</p> <p>YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 South Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before September 19, 2025 and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.</p> <p>Signed on this 6th day of August, 2025</p> <p>Stacy M. Butterfield As Clerk of the Court By: /s/ H. Ward As Deputy Clerk</p> </div> </div> <div> <div>8/29-9/19/25LG 4T</div> <div>-----</div> <div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div> <p>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</p> <p><b>POLISHED PARADISE CO</b> Owner: Polished Paradise Cleaning Co. 2712 Willingam Drive Davenport, FL 33837</p> </div> </div> <div> <div>8/29/25LG 1T</div> <div>-----</div> <div> <div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001513 Section 14</div> <div> <p>IN RE: ESTATE OF DEBRA ANN LAYCOCK Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>The administration of the estate of DEBRA ANN LAYCOCK, deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830, names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE</p> </div> </div> </div></div></div>	<div> <div>POLK COUNTY</div> <div> <p>TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 29, 2025.</p> <p>Personal Representative: /s/ Shaun Orndorff Shaun Orndorff 491 North Lee Street Woodstock, VA 22664</p> <p>Attorney for Personal Representative: /s/ Mara Shaughnessy Mara Shaughnessy, Esquire Florida Bar Number: 20157 618 East Bloomingdale Avenue Brandon, FL 33511 Telephone: (813) 657-6700 Fax: (813) 319-3496 E-Mail: mara@marashaughnessy.com Secondary E-Mail: tyinh@marashaughnessy.com</p> </div> </div> <div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY</div> <div> <p>To: TYRONE DURR</p> <p>Case No.: CD202505165/G 3405591</p> <p>An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</p> </div> </div> <div> <div>8/29-9/19/25LG 4T</div> <div>-----</div> <div> <div>IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION</div> <div> <p>Case No. 2025CC-001058-0000-00</p> <p>BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. AMY T. O'NEAL and BRIAN J. FOWLER, joint tenants with right of survivorship, FLORIDA HOUSING FINANCE CORPORATION, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, Defendants.</p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-001058-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and AMY T. O'NEAL and BRIAN J. FOWLER, joint tenants with right of survivorship, FLORIDA HOUSING FINANCE CORPORATION, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on October 7, 2025, in an online sale at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a>, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:</p> <p>Lot 15, BERKLEY RIDGE PHASE I, according to the Plat thereof, recorded in Plat Book 133, Page 48, of the Public Records of Polk County, Florida.</p> <p>Property Address: 1123 Berkley Ridge Lane, Auburndale, FL 33823-9460</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.</p> <p>In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.</p> <p>Dated August 25, 2025</p> <p>/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</p> </div> </div> <div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div> <div>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 923074 from Landmark Engineering &amp; Surveying Corp 8515 Palm River Road, Tampa, FL 33619. Application received: July 24, 2025. Proposed activity: Office and Warehouse. Project name: Airpark Parcel B1. Project size: 31.90 acres Location: Section(s) S09 / T29S / R23E City of Lakeland. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application &amp; Permit Search Tools" function on the District's website at <a href="http://www.watermatters.org/permits/">www.watermatters.org/permits/</a>. 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, </div> </div></div></div></div>	<div> <div>POLK COUNTY</div> <div> <p>you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at <a href="http://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1(800) 836-0797, TDD only 1(800) 231-6103.</p> </div> </div> <div> <div>8/29/25LG 1T</div> <div>-----</div> <div> <div>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 923076 from Landmark Engineering &amp; Surveying Corp 8515 Palm River Road, Tampa, FL 33619. Application received: July 24, 2025. Proposed activity: Office and Warehouse. Project name: Airpark Parcel A2. Project size: 11.09 acres Location: Section(s) S09 / T29S / R23E City of Lakeland. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application &amp; Permit Search Tools" function on the District's website at <a href="http://www.watermatters.org/permits/">www.watermatters.org/permits/</a>. 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, </div> </div></div>	<div> <div>POLK COUNTY</div> <div> <p>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.</p> <p>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:</p> <p>PARCEL 113:</p> <p>The South 150 feet of the North 3300 feet of the West 320 feet of the East 1600 feet of the East 3/4 of the 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.</p> <p>Property Appraiser Parcel Number: 29-29-31-000000-022180</p> <p>PARCEL 158:</p> <p>Commence at the Southwest corner 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 of the 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.</p> <p>Property Appraiser Parcel Number: 29-29-31-000000-024020</p> <p>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.</p> <p>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.</p> <p>The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.</p> <p>DATED August 14, 2025</p> <p>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</p> </div> </div> <div> <div>8/22-9/12/24LG 4T</div> <div>-----</div> <div> <div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div> <div> <p>Case No.: 2024-CC-005201</p> <p>Lake Smart Pointe Homeowners Association, Inc., Plaintiff, vs. Krystina Morales; et al. Defendant(s).</p> <p>NOTICE OF FORECLOSURE SALE</p> <p>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 <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a>, 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:</p> <p>Property Description:</p> <p>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.</p> <p>Property Address: 312 Lake Smart Circle, Winter Haven, FL 33881</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated 19th day of August, 2025</p> <p>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</p> </div> </div> </div>	<div> <div>POLK COUNTY</div> <div> <p>Ryan Fong, Esquire Florida Bar No. 113279 <a href="mailto:ryan@dhnattoorneys.com">ryan@dhnattoorneys.com</a></p> </div> </div> <div> <div>8/22-8/29/25LG 2T</div> <div>-----</div> <div> <div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-003144</div> <div> <p>DINNER LAKE SHORES HOME OWNERS ASSOCIATION, INC., Plaintiff, vs. KATIE ANN STUDDARD and RYAN DAVID SLOAN, Defendant.</p> <p>NOTICE OF ACTION</p> <p>TO: KATIE ANN STUDDARD and RYAN DAVID SLOAN 205 Dinner Lake Loop Lake Wales, FL 33859</p> <p>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Polk County, Florida:</p> <p>Lot 13, DINNER LAKE SHORES PHASE ONE, according to the map or plat thereof as recorded in Plat Book 112, Pages 29 through 31, Public Records of Polk County, Florida.</p> <p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on 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.</p> <p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p> <p>In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.</p> <p>WITNESS my hand and the seal of this Court on this 14th day of August, 2025.</p> <p>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</p> </div> </div> <div> <div>8/22-8/29/25LG 2T</div> <div>-----</div> <div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002484A000BA</div> <div> <p>IN RE: ESTATE OF BREASIA JAMILEI CUMMINGS, Deceased.</p> <p>NOTICE OF ADMINISTRATION (Intestate)</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving (Continued on next page)</p> </div> </div> </div></div>







LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>SARASOTA COUNTY</b></div> <div>By: ____/s/ Liana R. Hall_____ Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; 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</div> <div><b>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</b> PROBATE DIVISION File No. 2025 CP 002145 NC</div> <div>IN RE: ESTATE OF BRUCE ALLEN MILLER Deceased.</div> <div><b>NOTICE TO CREDITORS</b> 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</div>	<div><b>SARASOTA COUNTY</b></div> <div>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</div> <div><b>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</b></div>	<div><b>SARASOTA COUNTY</b></div> <div>PROBATE DIVISION File No. 2025 CP 003037</div> <div>IN RE: ESTATE OF SUSAN MARIE YAHRAUS Deceased.</div> <div><b>NOTICE TO CREDITORS</b> 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 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.</div>	<div><b>SARASOTA COUNTY</b></div> <div>Personal Representative: ANNETTE MARIE POINDEXTER 8841 Vamo Road Sarasota, FL 34231  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: GADservice@GendersAlvarez.com  8/22-8/29/25LG 2T</div> <div><b>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</b> PROBATE DIVISION CASE #: 2025-CP-002816-NC</div> <div>IN RE: ESTATE OF ARTHUR R. AMAYA, Deceased.</div> <div><b>NOTICE TO CREDITORS</b> The administration of the estate of ARTHUR R. AMAYA, deceased, whose date of death was March 26, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-002816-NC; 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims,</div>	<div><b>SARASOTA COUNTY</b></div> <div>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 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 &amp; 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</div>

<div><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-007794-ES Section 3</div> <div>IN RE: ESTATE OF THOMAS CHARLES GLEW Deceased.</div> <div><b>NOTICE TO CREDITORS</b> The administration of the estate of THOMAS CHARLES GLEW, deceased, whose date of death was July 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, 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: MARYANN GLEW 1 Beach Drive, SE, Unit 2205 St. Petersburg, Florida 33701  Attorney for Personal Representative: IAN S. GIOVINCO Attorney Florida Bar Number: 994588 611 West Bay Street, Suite 2B Tampa, Florida 33606 Telephone: (813) 505-5477 E-Mail: ian@giovincolaw.com Secondary E-Mail: amy@giovincolaw.com  8/22-8/29/25LG 2T</div>	<div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No.: 25-CP-002844</div> <div>IN RE: ESTATE OF CRYSTAL LAMBERT Deceased.</div> <div><b>NOTICE TO CREDITORS (Summary Administration)</b> The administration of the estate of Crystal Lambert, deceased, whose date of death was June 12, 2025, File Number 25-CP-002844, is pending in the Thirteenth Judicial Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St., Tampa, FL 33602. The name and address 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 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 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 29, 2025. Petitioner: Cheryl Alvarez 17274 Hackberry Square, Apt. 406 Land O' Lakes, Florida 34638  Attorney for Petitioner: Joseph Martinez, Esq. Florida Bar Number: 483990 Joseph F. Martinez, P.A. 2202 N. Westshore Boulevard, Ste. 200 Tampa, Florida 33607 Telephone: (727) 363-1529 Fax: (813) 288-1520 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us  8/29-9/5/25LG 2T</div>
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NOTICE OF PUBLIC MEETING DATES CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT
<p>The Board of Supervisors of the Cheval West Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Cheval Golf and Country Club, Sunset Room, located at 4312 Cheval Boulevard, Lutz, Florida, 33558, at 10:30 a.m. unless otherwise indicated, as follows:</p> <div><div>October 16, 2025</div><div>December 18, 2025</div><div>January 15, 2026</div><div>February 19, 2026</div><div>March 19, 2026</div><div>April 16, 2026</div><div>May 21, 2026</div><div>June 18, 2026</div><div>July 16, 2026</div><div>August 20, 2026</div><div>September 17, 2026</div></div> <p>The meetings will be 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 in progress without additional notice to a date, time, and location to be stated on the record.</p> <p>A copy of the agenda may be obtained on the District's website at <a href="http://www.chevalwest.com">www.chevalwest.com</a> or by contacting the District Manager, Halifax Solutions, LLC., via email at <a href="mailto:edailey@halifax-solutions.com">edailey@halifax-solutions.com</a> or via telephone at (813) 575-1955.</p> <p>There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.</p> <p>Each person who decides to appeal any decision made by the Board 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 the appeal is to be based.</p> <div><div>Cheval West CDD Eric Dailey, District Manager</div><div>8/29/25LG 1T</div></div>

The Children’s Board of Hillsborough County has released a Request for Applications (RFA):

**PRO 2026-01**

**Technical Assistance Grant – Capacity Building**

*Information Session*

*6:00 p.m. September 8, 2025*

Virtual Attendance via Microsoft Teams Meeting

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

**Meeting ID: 261 301 559 356 3    Passcode: BQ9K6JC2**

For more information visit: [www.ChildrensBoard.org](http://www.ChildrensBoard.org) and click on Funding Opportunities.

8/29/25LG 1T



NOTICE OF WORKSHOP

CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Cheval West Community Development District will hold a workshop on Thursday, November 20, 2025, at 6:00 p.m., at the Cheval West Golf & Country Club – Sunset Room, located at 4312 Cheval Boulevard, Lutz, Florida 33558, the purpose of the workshop is to discuss general items as it relates to Cheval West Community Development District.

No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The workshop may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for this workshop may be obtained on the District's website at [www.chevalwest.com](http://www.chevalwest.com) or from the District Manager, Halifax Solutions, LLC, via email at [edailey@halifax-solutions.com](mailto: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.

Eric Dailey

District Manager

8/29/25LG 1T

Hillsborough County Public Schools

NOTICE OF RULEMAKING

The School Board of Hillsborough County Policies

At its regular meeting of September 30, 2025, The School Board of Hillsborough County, Florida, will conduct a public hearing on or after 5:01 p.m. regarding proposed revisions to School Board policy. The meeting will take place in the Raymond O. Shelton School Administrative Center Board auditorium, 901 E. Kennedy Blvd., Tampa. The Board will consider the recommendation to adopt the proposed policy revisions. Other than the cost of advertisement, there is no economic impact.

Pursuant to the Board's Bylaws, if an individual believes he or she is affected by these proposed policies, that individual may present argument or evidence on all issues relating to the proposed rule at the hearing to be held pursuant to this notice. Any person wishing to present argument or evidence must, within twenty-one (21) days of the date of this notice, submit a written request to:

Superintendent Van Ayres

Hillsborough County Public Schools

901 E. Kennedy Blvd.

Tampa, FL 33602

The proposed policy revisions can be viewed at: <https://www.hillsboroughschools.org/review>

A copy is also available for review in the Hillsborough County Public Schools district office located at 901 E. Kennedy Blvd., Tampa.

8/29/25LG 1T





# Aviso de Período de Comentarios Públicos y Audiencia Pública para Revisión Borrador de Enmienda al Plan de Asignación HOME-ARP del Condado Hillsborough

## ENMIENDA DEL PLAN DE ASIGNACIÓN HOME-ARP PY 2021

El condado Hillsborough está modificando el Plan de asignación de HOME-ARP. La Junta de Comisionados del Condado Hillsborough llevará a cabo un período de comentarios públicos a partir del 31 de agosto de 2025, que concluye con una audiencia pública el 17 de septiembre de 2025, para recibir comentarios públicos y aprobar la Enmienda Sustancial al Plan de Asignación HOME-ARP PY 2021. El Plan de Asignación de HOME-ARP es un documento requerido por el Departamento de Vivienda y Desarrollo Urbano (HUD) de los EE. UU. y se utiliza para guiar los esfuerzos de desarrollo comunitario y de vivienda en el condado Hillsborough en cuanto a los requisitos para el uso de fondos en el Programa del Plan de Rescate Estadounidense.

La enmienda buscará agregar la asignación de \$15,590 a la Presupuesto de subvención original para el desarrollo de viviendas de alquiler asequibles y Administración.

La audiencia pública para cerrar el período de comentarios públicos y aprobar la enmienda sustancial al Plan de Asignación HOME-ARP PY 2021 se llevará a cabo el miércoles, 17 de septiembre de 2025 a las 10:00 a. m. en la reunión ordinaria de la Junta de Comisionados del Condado y a través de la tecnología de medios de comunicación en Condado de Hillsborough, Florida.

El proyecto de Enmienda Sustancial al Plan de Asignación HOME-ARP estará disponible para revisión pública a partir del 31 de agosto de 2025 hasta el 17 de septiembre de 2025. La audiencia se llevará a cabo en el siguiente lugar:

**Hillsborough County Center**  
**Sala de juntas del segundo piso**  
**601 E. Kennedy Boulevard, Tampa, FL**

La sala de juntas del condado de Hillsborough en el centro del condado está abierto a oportunidades de hablar en público tanto virtuales como en persona para la reunión híbrida. La audiencia pública es una reunión híbrida e incluye una reunión en persona en el Centro del Condado y una reunión por medios de tecnología de los medios de comunicación. Se han tomado disposiciones para que los miembros del público que deseen participar tener acceso a la audiencia pública. Cualquiera que quiera hablar durante la audiencia pública podrán hacerlo completando el formulario en línea ubicado en: [https://hcflgov.formstack.com/forms/public\\_comment\\_form](https://hcflgov.formstack.com/forms/public_comment_form) antes de las 9:00 a. m. del día de la reunión.

Se le pedirá que proporcione su nombre y número de teléfono en el formulario en línea. Esta información se solicita para facilitar el proceso de audioconferencia. El presidente llamará a los oradores por su nombre en el orden en que completaron el formulario de comentarios de la audiencia pública en línea. La priorización es por orden de llegada. Se proporcionará un número de llamada de audio a los participantes que hayan completado el formulario después de que el Condado lo reciba. Todas las personas que llamen serán silenciadas al llamar y se reactivarán en el orden de presentación después de que el presidente las reconozca por su nombre. Se permiten hasta tres (3) minutos para cada orador. No se aceptarán inscripciones para la audiencia pública del 17 de septiembre de 2025 después de las 9:00 a. m. del día de la audiencia. Los comentarios públicos ofrecidos utilizando la tecnología de los medios de comunicación recibirán la misma consideración que si los comentarios públicos se ofrecieran en persona. También puede enviar comentarios o cualquier documento antes de la reunión enviándolos a [bocrec@hillsclerk.com](mailto:bocrec@hillsclerk.com).

El público puede escuchar y ver la audiencia pública en vivo de las siguientes maneras:

- El canal oficial de YouTube del condado:  
[YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- Los canales HTV del condado en la televisión por cable:  
Spectrum 637 y Frontier 22
- El sitio web HCFL.gov:  
[HCFL.gov/HTVlive](https://www.hcfl.gov/HTVlive)
- Escuchar la reunión en teléfonos inteligentes accediendo al enlace de YouTube anterior.
- Ver la reunión en el vestíbulo del Centro del Condado

La enmienda del Plan de Asignación HOME-ARP PY 2021 estará disponible para revisión y comentario público en los siguientes lugares a partir 31 de agosto de 2025 al 17 de septiembre de 2025:

- Página web de Servicios de Vivienda Asequible:  
<https://hcfl.gov/departments/affordable-housing-services>

### Bibliotecas locales:

- Arthenia L. Joyner University Area Community Library  
13619 N 22nd St., Tampa, Florida
- Temple Terrace Public Library  
202 Bullard Parkway, Temple Terrace, Florida
- Town 'N Country Regional Public Library  
7606 Paula Dr., Suite 120, Tampa, Florida
- 78th Street Community Library  
7625 Palm River Rd., Tampa, Florida
- Jimmie B. Keel Regional Library  
2902 W. Bearss Ave., Tampa, Florida
- Bruton Memorial Library  
302 McLendon St., Plant City, Florida

Los comentarios públicos sobre esta enmienda pueden enviarse a los Servicios de Vivienda Asequible del Condado Hillsborough: Attn: Willette Hollinger, P.O. Box 1110, Tampa, Florida 33601; correo electrónico a [hollingerw@HCFL.gov](mailto:hollingerw@HCFL.gov); Para información en español, llame al (813) 272-5900.

DE ACUERDO CON LA LEY DE ESTADOUNIDENSES CON DISCAPACIDADES (ADA), LAS PERSONAS QUE NECESITAN ACOMODACIONES ESPECIALES PARA PARTICIPAR EN ESTOS PROCEDIMIENTOS, Y TAMBIÉN AQUELLOS QUE BUSCAN UN INTÉRPRETE, DEBEN COMUNICARSE CON EL CENTRO DE SERVICIO AL CLIENTE AL NÚMERO DE TELÉFONO (813) 272-5900 O CON DISCAPACIDAD AUDITIVA/VOZ LLAMAR AL 711 LO ANTES POSIBLE ANTES DE LA REUNIÓN. LA REUNIÓN ESTARÁ CON SUBTÍTULOS PARA PERSONAS CON DISCAPACIDAD AUDITIVA.

