CITRUS COUNTY

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000095 Division Probate

IN RE: ESTATE OF BASIL GREEN,

NOTICE TO CREDITORS

The administration of the estate of Basil Green, deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 September 5, 2025.

Personal Representative: /s/ Dorothy Green Email: dotsfosters20@gmail.com 135 North Centennial Road Coldwater, MI 49036

Attorney for Personal Representative: /s/ Matthew D Weidner Email: weidner@mattweidnerlaw.com Florida Bar No. 0185957 Weidner Law 856 2nd Avenue North St. Petersburg, FL 33701 Telephone: 727-954-8752 service@mattweidnerlaw.com crystal@mattweidnerlaw.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 000731

IN RE: ESTATE OF CRYSTAL ANN JACKSON Deceased.

NOTICE TO CREDITORS

The administration of the estate of CRYSTAL ANN JACKSON, deceased, whose date of death was March 12, 2025; File Number 2025 CP 000731, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: JOEL JAY JACKSON 6622 W. Appomattox Lane Homosassa, FL 34448

Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com
GENDERS\ALVAREZ\DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744 Fax: (813) 254-5222

Personal Representative's Attorneys:

Prione: (813) 254-4744 Fax: (813) 254-522 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION

File Number: 2025 CP 000632 A
Division: Probate

IN RE: ESTATE OF CATLIN JOSEPH NICHOLS Deceased.

CITRUS COUNTY

NOTICE TO CREDITORS

The administration of the estate of CAT-LIN JOSEPH NICHOLS, deceased, File Number: 2025 CP 000632 A, whose date of death was December 26, 2024, is pending in the Circuit Court for CITRUS County, Florida, Probate Division, the address of which is 120 Montgomery Ave, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 September 5, 2025.

Personal Representative: Christi Leigh McCullars, Esq. PO Box 471448 Lake Monroe, FL 32747 (321) 662-5377

Attorney for Personal Representative: Christi Leigh McCullars, Esq. Florida Bar Number: 115767 McCullars Law Firm PO Box 471448 Lake Monroe, FL 32747 (321) 662-5377 christi@mccullarslaw.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023 CA 000798 A FREEDOM MORTGAGE CORPORATION

PREEDOMMORTGAGE CORPORATION PLAINTIFF, VS.
DANNY LEE HORTON., ET AL., DEFENDANTS.
NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 21st day of August, 2025, and entered in Case No. 2023 CA 000798 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN SPOUSE OF TINA MARIE HORTON; UNKNOWN SPOUSE OF DENNY LEE HORTON; DENNY LEE HORTON; and TINA MARIE HORTON; are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus.realforeclose.com at 10:00 AM on the 25th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot (s) 247 and 248, Block 25, With-LaPopka Islands Unit No. 4A, according to
the map or plat thereof, as recorded in
Plat Book 4, Page(s) 110 and 111, of the
Public Records of Citrus County, Florida.
IF YOU ARE A PERSON CLAIMING A
RIGHT TO FUNDS REMAINING AFTER
THE SALE, YOU MUST FILE A CLAIM
WITH THE CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS THE
FUNDS AS UNCLAIMED. IF YOU FAIL
TO FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING FUNDS.
AFTER THE FUNDS ARE REPORTED
AS UNCLAIMED, ONLY THE OWNER OF
RECORD AS OF THE DATE OF THE LIS
PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who
needs an accommodation in order to
participate in a proceeding, you are
entitled, at no cost to you, the provision
of certain assistance. Please contact the
ADA Coordinator for the Courts within 2
working days of your receipt of your notice
to appear in Court at: (352) 341-6700.
Dated this 28th 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

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

11080-1019389

CIVIL DIVISION Case No: 25-CA000383-A

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

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);

CITRUS COUNTY

Defendants.

NOTICE OF ACTION -CONSTRUCTIVE SERVICE

STATE OF FLORIDA COUNTY OF CITRUS

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

The last known address for the above defendants are all unknown, if they be dead and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance, please contact the ADA Coordinator, telephone (352) 341-6700, Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, FL 34450, within 2 working days of your receipt of this summons; if you are hearing or voice impaired, call 1-800-955-8771.

DATED this 8th day of August, 2025. /s/ Clerk of Court, Citrus County /s/ Natalia Ouelletie-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Ste 805 Tampa, FL 33618 Phone: (813) 480-2106 E-service: natalia@|colawfl.com Secondary E-service: alexander.maldonado@|colawfl.com|

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

HERNANDO COUNTY

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25000401CPAXMX

IN RE: ESTATE OF NANCY R. SOLETO,

NOTICE TO CREDITORS (summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of NANCY R. SOLETO, deceased, File Number 25000401CPAXMX by the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601; that Decedent's date of death was February 23, 2024; that the total value of the estate is other asset totaling approximately \$11,300 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:
MARK D. SHAKESPEARE, as Trustee
of the NANCY R. SOLETO REVOCABLE

TRUST Dated June 28, 2021
7220 N. Grady Avenue, Tampa, FL 33614

All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is September 5, 2025.

Person Giving Notice: /s/ MARK D. SHAKESPEARE 7220 N. Grady Avenue Tampa, Florida 33614

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

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT OF THE

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

PROBATE DIVISION File No. 25-CP-000852

IN RE: ESTATE OF THOMAS JAMES MURPHY, Deceased.

HERNANDO COUNTY

NOTICE TO CREDITORS

The administration of the Estate of Thomas James Murphy, deceased, whose date of death was January 16, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the Personal Representative and the Personal Representative 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

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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: /s/ Molly Sutton Molly Sutton 828 Earhart Avenue Grand Prairie, TX 75051 Attorney for Personal Representative:

/s/ Marley Dodd
Marley Dodd, Esq.
Fla. Bar No.: 1058457
Brice Zoecklein, Esq.
Fla. Bar No.: 0085615
Zoecklein Law P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

9/5-9/12/25LG 2T

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

Case No: 2025-CP-000900

IN RE: ESTATE OF RICHARD JOSEPH BOBOSKY A/K/A RICHARD BOBOSKY Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Joseph Bobosky a/k/a Richard Bobosky, deceased, whose date of death was February 19, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative:

Richard Joseph Bobosky 394 Dorothy Avenue Ventura, California 93003 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

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

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY

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

Case No.: 25-DR-006767 Division: DP

JESSICA BARBOSA VICTOR, Petitioner,

ANDERSON BATISTA BARBOSA,

Respondent.

NOTICE OF ACTION FOR

DISSOLUTION OF MARRIAGE WITH MINOR/DEPENDENT CHILDREN TO: ANDERSON BATISTA BARBOSA Last Address: 8325 Bay Pointe Dr

Apt 503N, Tampa Florida 33615
YOU ARE NOTIFIED that an action for
Dissolution of Marriage with Minor/Dependent Children has been filed against
you and that you are required to serve a
copy of your written defenses, if any, to it
on JESSICA BARBOSA VICTOR, whose
address is CONFIDENTIAL, on or before
9/26/2025, 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. If you
fail to do so, a default may be entered
against you for the relief demanded in
the petition.

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

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

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

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

Dated 8/21/2025
Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602
By: /s/ Isha Tirado-Baker
Deputy Clerk
9/5-9/26/25LG 4T

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

CASE NOS. 21-DP-708, 22-DP-330, 23-DP-578 DIVISION: B IN THE INTEREST OF:

Ma'Lyah Evans DOB: 2/28/2021 Makhi Evans DOB: 4/25/2022 Amir Scott DOB: 4/11/2023 MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ZA'NIYA EVANS, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: Ma'Lyah Evans born on 2/28/2021, Makhi Evans born on 4/25/2022, and Amir Scott born on 4/11/2023. You are hereby commanded to appear on October 17, 2025, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING.

VISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact juvdepdivb@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 27th day of August, 2025.

Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk

9/5-9/26/25LG 4T

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

CASE NOS. 21-DP-708, 22-DP-330, 23-DP-578 DIVISION: B IN THE INTEREST OF:

Ma'Lyah Evans DOB: 2/28/2021
Makhi Evans DOB: 4/25/2022
Amir Scott DOB: 4/11/2023
MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: ZA'NIYA EVANS, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: Ma'Lyah Evans born on 2/28/2021, Makhi Evans born on 4/25/2022, and Amir Scott born on 4/11/2023. You are hereby commanded to appear on October 17, 2025,

at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an AD-

VISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to parneeds 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 juvdepdivb@ 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 27th day of August, 2025.

Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk

9/5-9/26/25LG 4T

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

CASE NOS

21-DP-708, 22-DP-330, 23-DP-578 DIVISION: B

IN THE INTEREST OF: Ma'Lyah Evans DOB: 2/28/2021 DOB: 4/25/2022 Makhi Evans Amir Scott DOB: 4/11/2023

MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ZA'NIYA EVANS, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: Ma'Lyah Evans born on 2/28/2021, Makhi Evans born on 4/25/2022, and Amir Scott born on 4/11/2023. You are hereby **commanded** to appear on October 17, 2025, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an AD-VISORY HEARING.

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

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

HILLSBOROUGH COUNTY

assistance. Please contact juvdepdivb@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 27th day of August, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry As Deputy Clerk

NOTICE OF INTENTION TO REGISTER

9/5-9/26/25LG 4T

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

EXPRESS AUTO TAGS OF CITRUS PARK

Owner: Dealer Tag Agency 7827 Gunn Hwy Tampa, FL 33626

9/5/25LG 1T

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

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

JO'S FLORAL CREATIONS

Owner: JoAnn Pacheco 2204 E Timberlane Dr Plant City, FL 33563 9/5/25LG 1T

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

PROBATE DIVISION Case No.: 25-CP-002542 Division: "A"

IN RE: THE ESTATE OF TRACY RENEE KIRKLAND, Deceased

NOTICE TO CREDITORS

The administration of the Estate of TRACY RENEE KIRKLAND, deceased. whose date of death was May 21, 2025, and whose social security number is xxxxx-3749, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., RM 426, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

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

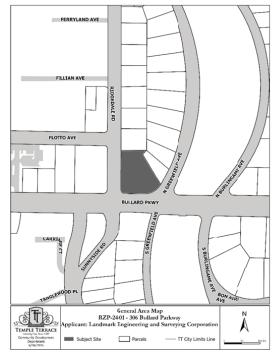
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described

NOTICE OF PUBLIC HEARINGS MODIFYING A PLANNED DEVELOPMENT CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled a **PUBLIC HEAR-ING** for September 16, 2025 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider adoption of the following Ordinance for the modification of Planned Development RZP-24-01, Folio Number 201655-0000, intersection of Bullard Parkway and Ridgedale Road, as depicted in the map below:

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, MODIFYING A PLANNED DEVELOPMENT FOR .75± ACRES OF PROPERTY, LYING NORTH OF BULLARD PARKWAY AND EAST OF NORTH 56th STREET, ADDRESSED AS 306 BULLARD PARKWAY FOR RZP 24-01; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING ATLAS MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS.



The complete legal description by Lots and Block, the full ordinance and a copy of the full application can be obtained from the Office of the City Clerk during regular business hours. All interested persons may appear at the meetings and be heard with respect to the proposed Ordinance. The application is available for public inspection in the Community Development Department during regular business hours. Additional information may be obtained by calling Marisa Robinson, Deputy Director, Community Development Department at 813-506-6484.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Florida Statute Section 286.26, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings. Dated this 29th day of August 2025.

Lynda Sader, City Clerk

9/5/25LG 1T

HILLSBOROUGH COUNTY

in SS, 732,216-732,228, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211.

The date of the first publication of this notice is 9/5/2025.

Personal Representative RECHE' KIRKLAND, JR. 1612 W. Cross St. Ypsilanti, MI 48197

Attorney for Personal Representative: PERRY G. GRUMAN, P.A. 3400 W. Kennedy Blvd. Tampa, FL 33609 (813) 870-1614 Florida Bar 396052 perry@grumanlaw.com

9/5-9/12/25LG 2T

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

CIVIL DIVISION CASE NO.: 25-CA-007218 DIVISION: E

SCOTT HENDERSON and TARA L. HENDERSON

Plaintiffs

RUSKIN COMMONGOOD SOCIETY and ALL OTHER UNKNOWN PARTIES, Defendants.

NOTICE OF ACTION

TO: Defendants, RUSKIN COMMON-GOOD SOCIETY 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

HILLSBOROUGH COUNTY

Plaintiffs, SCOTT HENDERSON and TARA L. HENDERSON, Complaint to Quiet Title to Real Property ("Complaint") filed in this action.

YOU ARE NOTIFIED that an action to quiet title to the following property in Hills-borough County, Florida located at 825 NW 2nd Avenue, Ruskin, Florida 33573. Said real property is more particularly described as follows:

THE SOUTH 1/2 OF LOT 133, MAP OF RUSKIN CITY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 75, OF THE PUBLIC REC-ORDS OF HILLSBOROUGH COUN-TY, FLORIDA.

U-07-32-19-1V5-000000-00133.1.

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 Owens Law Group, P.A., 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before October 3, 2025, and file the original with the Clerk 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on 8/27/2025 Victor D. Crist Clerk of Circuit Court By: s/ Isha Tirado-Baker Deputy Clerk Owens Law Group, P.A. /s/ Scott W. Fitzpatrick, Esq., B.C.S. Eggert Fitzpatrick 9/5-9/26/25 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-026499 Division J

WALDEN LAKE COMMUNITY ASSOCIATION, INC.

Plaintiff,

ANWAR YENNES, Defendant.

NOTICE OF ACTION

TO: ANWAR YENNES 3317 Michener Place Plant City, FL 33566

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

Lot 29, Walden Lake Unit 33-6, ac-

NOTICE OF PUBLIC HEARING

ON <u>SEPTEMBER 16, 2025 @ 5:01 P.M.</u> IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOL-LOWING ORDINANCES FOR ENACTMENT:

File No. B2026-2

An ordinance adopting the budget of the City of Tampa for the fiscal year beginning October 1, 2025 and ending September 30, 2026; Providing for the levy as provided by law of a tax on all taxable property in the City of Tampa and fixing the millage within said City; Making appropriations in accordance with the provisions of said budget; Authorizing and directing the Mayor and City Clerk, as the proper authorities of the City of Tampa to certify to the Property Appraiser of Hillsborough County, Florida, the millage to be levied for all purposes for the Fiscal Year 2026, in the City of Tampa; Providing an effective date. SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

9/5/25LG 1T

9/5/25LG 1T

CITY OF TEMPLE TERRACE LEGAL NOTICE OF PROPOSED ENACTMENT OF ORDINANCES

LEGAL NOTICE IS HEREBY GIVEN that the Mayor and City Council of the City of Temple Terrace, Florida, propose to enact two ordinances to be entitled 1) AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, ADOPTING A MILLAGE RATE OF 6.455 MILLS FOR FISCAL YEAR 2026; SAID MILLAGE RATE BEING .3902 MILLS OR 6.43% MORE THAN THE ROLLED BACK RATE OF 6.0648 MILLS; DIRECTING THE CITY CLERK TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE TO THE COUNTY PROPERTY APPRAISER, COUNTY TAX COLLECTOR, AND THE STATE DEPARTMENT OF REVENUE; PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE and 2) AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, ADOPTING THE FINAL OPERATING BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, AND THE CAPITAL IMPROVE-MENT BUDGET; ACKNOWLEDGING SATISFACTION OF STATUTORY REQUIREMENTS FOR PREPARING AND ADOPTING THE BUDGET; AUTHORIZING THE CITY MANAGER TO ISSUE SUCH INSTRUCTIONS AS ARE NECESSARY TO ACHIEVE AND ACCOMPLISH THE SERVICE PROGRAMS; AUTHORIZING THE CITY MANAGER OR THE FINANCE DIRECTOR TO TRANSFER MONIES AMONG THE DEPARTMENTS AND PROGRAMS WITHIN ANY FUND; AUTHORIZING THE CIEFAR IMENIS AND THE FINANCE DIRECTOR, UPON RECEIPT OF A DONATION OR GRANT, TO APPROPRIATE SAID FUNDS IN THE EXPENDITURE LINE ITEM OF THE PROGRAM AS REQUESTED BY THE DONOR/GRANTOR; ADOPTING THE RECITALS AS LEGISLATIVE FINDINGS AND INTENT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE at the regular meeting of the Mayor and City Council on Tuesday, September 16, 2025, beginning at 6:00 p.m., or soon thereafter, in the Council Chambers at City Hall, 11250 N. 56th Street. At this time all interested persons will be given an opportunity to be heard with respect to the proposed ordinances. The proposed ordinances may be inspected in the office of the City Clerk.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meeting.

Dated this 29th day of August, 2025.

Lynda Sader

Lynda Sader City Clerk

HILLSBOROUGH COUNTY

cording to plat thereof recorded in Plat Book 79, Page 66, of the public rec-ords of Hillsborough County, Florida.

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

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

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

WITNESS my hand and the seal of this Court on this 2nd day of September, 2025.

Victor Crist, Clerk of Court By: /s/ Isha Tirado-Baker, Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

9/5-9/12/25LG 2T

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

CIVIL DIVISION Case No. 25-CC-003864

CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

CHERYL T. DAFELDECKER, an unmarried woman and COLIN J. DAFELDECKER, a single man, as joint tenants with right of survivorship and UNKNOWN TENANT,

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant NOTICE IS HEREBY GIVEN PURSUANT
to a Final Judgment of Foreclosure entered in Case No. 25-CC-003864, of the
County Court of the Thirteenth Judicial
Circuit in and for Hillsborough County,
Florida, wherein CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION INC. is Plaintiff and CHEPVI CIATION, INC. is Plaintiff, and CHERYL T. DAFELDECKER, an unmarried woman and COLIN J. DAFELDECKER, a single man, as joint tenants with right of survivorship and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 24, 2025, in an online sale at www.hillsborough.realforeclose. com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 2, Block 9, Turner Trace Unit Two, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 13-1 and 13-2, of the Public Records of Hillsborough County, Florida

Property Address: 14203 Wellesley Drive, Tampa, FL 33624-2456

ANY PERSON CLAIMING AN INTER-EST 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 September 2, 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

9/5-9/12/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-035083 Division: P LAKE CHASE CONDOMINIUM

Plaintiff, THE UNKNOWN HEIRS, DEVISEES, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAMING BY, THROUGH, UNDER, OR AGAINST CLAUDIA A. MCCLARNEY, DECEASED,

ASSOCIATION, INC.,

Defendant(s). NOTICE OF ACTION

TO: CLAUDIA A. MCCLARNEY 9218 Lake Chase Island Way Tampa, FL 33626

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

Unit 9218, Building 12, Lake Chase Condominium, a Condominium, ac-

E0537

B0234

J1001

1004A

3002

2175

0224

2049

2313

2034

1103

2264

3102

1063

2069

0113

2158

1102

3304

0303

0208

0220

0133

0131

0259

2190

4311

3296

1305

1173

4241-43

0143

0145

2053

2197

4035

3041

2211

3298

4177

4207

is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N, Lake Wales, FL 33859

1621 N Florida Ave, Lakeland, FL 33805

2525 US Hwy 98 N, Lakeland, FL 33810

Stephanie Camacho Rivera

Michelle Desonia

Shelly Morris

Ivan Gonzalez

Roosevelt Hopkins

Robert Morrison

Glennis Holmes

Carmen Adorno

Shanita West

Deon Freeman

Success Torain

Frederick Jones

Mark Dentmon

Demaury Sanon

Julissa Oferman Vital

Marc Celestin

Sandra Brock

Melba Robinson

Maylon Hatchett

Andrew Mallory

Rockford Penn

Mark Dentmon

Paola Gutierrez

Rashod Veasy

James Reed

James Reed

James Reed

Alison Garcia

James Reed

Amanda Neal

Melinda George

Deomoni Boles

Vinicia Scott

Merri Klein

Yoni Brown

James Reed

Crystal Gotto

James Reed

Joanna Key

Brian McKnnon

Daniel Wellnitz

Anna Sneed

Giovanni Tavarez

Wooveten Chery

Antaver Lovett

Ralphi Nunez

Melinda George

Russell Hopley

Jacqueline Machaliwa

5806 N. 56th St, Tampa, FL 33610

Dominique Wiggins

Matthew Copeland

Christoph Jobes

1111 E. Brandon Blvd, Brandon, FL 33511

Jerald Jordan

Christopher Linden

Kelly Grozier

Karina Watts

Xavier Ramos Santiago

HILLSBOROUGH COUNTY

cording to the Declaration of Condominium recorded in Official Records Book 14750, Page 34, inclusive and all valid amendments thereto, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium, as recorded exemplified referred to and set forth in said Declaration of Condominium, and exhibits thereto.

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

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

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

WITNESS my hand and the seal of this Court on this 2nd day of September, 2025.

Victor Crist, Clerk of Court By: /s/ Isha Tirado-Baker, Deputy Clerk Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 Katherine Martinez, Esq. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

9/5-9/12/25LG 2T

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

CASE NO. 25-CP-2942 **DIVISION A** Florida Bar #898791

IN RE: ESTATE OF DEBRA CINDY HARRIS,

FOLIO: 165178.0000

NOTICE TO CREDITORS

The administration of the estate of DEBRA CINDY HARRIS, deceased,

HILLSBOROUGH COUNTY

Case Number 25-CP-2942, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, spolice or may explain upleas a written december 2019. applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITH-IN 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 VICE OF A COPY OF THIS NOTICE ON

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF-TER DECEDENT'S DATE OF DEATH IS

The date of the first publication of this Notice is September 5, 2025.

Personal Representative: MERTON M. HARRIS 4420 Mohican Trail Valrico, FL 33594

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

9/5-9/12/25LG 2T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 23rd of September 2025 at or after 8:00 AM. Units are said to contain common household items. The property

HILLSBOROUGH COUNTY

\$795.70

\$538.20

\$435.25

\$375.90

\$512.45

\$437.15

\$791.40

\$589.70

\$453.40

\$431.15

\$703.75

\$325.15

\$791.40

\$724.00

\$361.30

\$404.30

\$404.30

\$563.95

\$450.70

\$895.15

\$740.80

\$848.30

\$505.15

\$503.25

\$296.15

\$677.00

\$873.75

\$574.25

\$1562.90

\$845.05

\$905.05

\$905.05

\$731.90

\$318.87

\$965.05

\$547.94

\$666.41

\$731.90

\$190.94

\$256.43

\$464.18

\$905.05

\$420.54

\$905.05

\$478.31

\$325.51

\$606.38

\$219.62

\$670.76

\$237.52

\$318.87

\$338.59

\$666.41

\$214.44

\$224.33

\$781.55

\$1118.66

Ferndena Cromuel 4004 \$881.40 216 Andrea Pickett \$612.97 Keno Davis \$377.34 4006 Paris Brvd \$480.74 \$442.14 138 Genesis Burroughs \$542.84 4431 Ang Faison 114 Thomas Collins \$442.14 Randy Harris \$316.84 228 Ferman Alston Bowers \$335.84 Elizabeth Williams 4008 \$682.93 9/5-9/12/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Statutes (Chapter 90-267), the

Owner: Monica Aviles LLC 14829 Sterling Spur Ave Lithia, FL 33547

9/5/25LG 1T

NOTICE OF INTENTION TO REGISTER

EXPRESS AUTO TAGS OF BRANDON

Brandon, FL 33511

9/5/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Florida Statutes (Chapter 90-267), the trade name of

Owner: Christopher Jackson 6720 E. Fowler Ave #106 Temple Terrace, FL 33617

9/5/25LG 1T

NOTICE OF APPLICATION

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

Folio No.: 1609270100 Certificate No.: 2023 / 14012 File No.: 2025-689

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 9/17/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0002053 NAME OF VIOLATOR: ACAPMEN LLC

LOCATION OF VIOLATION: ACAPMEN LLU LOCATION OF VIOLATION: 2307 W SLIGH AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: GROVE PARK ESTATES W 3 FT OF LOT 15, LOT 16 AND E 22 FT OF LOT 17 BLOCK 19 FOLIO: 102514.0000

CASE NO: COD-25-0002366 CASE NO: COD-25-0002366

NAME OF VIOLATOR: CHRISTOPHER JACKSON ET AL
LOCATION OF VIOLATION: 311 W HAYA ST, TAMPA, FL
CODE SECTIONS: 5-105.1 5-105.4.5.1

LEGAL DESCRIPTION: RIVERCREST LOT 230

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

CASE NO: COD-24-0004271 NAME OF VIOLATOR: CHESTER E AND SHARON M

LOCATION OF VIOLATION: 5808 S SHERIDAN RD, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: SOUTHSIDE N 53 FT OF W 1/2 OF LOT 2 BLOCK 4 FOLIO: 135436.0000

CASE NO: COD-25-0000960 NAME OF VIOLATOR: ADI HALEVY

LOCATION OF VIOLATION: 1007 E COMANCHE AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: POWHATAN HEIGHTS LOT 11 BLOCK 2 FOLIO: 170609.0000

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

FOLIO: 150661.0100 CASE NO: COD-25-0001363

NAME OF VIOLATOR: BRITTANY PAIGE WARD
LOCATION OF VIOLATION: 4714 W KNIGHTS AVE, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 19 BLOCK 9

FOLIO: 130576.0000 CASE NO: COD-25-0001778 NAME OF VIOLATOR: WILLIAM A FREYDBERG

LOCATION OF VIOLATION: 627 SUPERIOR AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: DAVIS ISLANDS LOT 2 BLOCK 63 FOLIO: 169302.0000

CASE NO: COD-25-0002054
NAME OF VIOLATOR: JONATHAN DAYE

LOCATION OF VIOLATION: 3511 W BARCELONA ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: PALMA CEIA PARK LOT 10 BLOCK 37

FOLIO: 125916.0000 CASE NO: COD-25-0002358 NAME OF VIOLATOR: SANMARTEN LLC C/O

LOCATION OF VIOLATION: 2301 N ALBANY AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOTS 4 TO 15 INCL & ALLEY ABUTTING SAID LOTS BLOCK 53

FOLIO: 179629.0000 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE

OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

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

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARING PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 9/24/2025 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the

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

CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: KELLOGGS LOT 8 AND LOT 9 LESS NWLY 28.5 FT OF NELY

35 AND 36 BLOCK 2 LESS R/W FOR NEBRASKA AVE FOLIO: 143776.0000

CASE NO: COD-25-0002367

LEGAL DESCRIPTION: RICHARDSON'S VILLAGE SUBDIVISION LOT 2 BLOCK 5 FOLIO: 110291.0000

LEGAL DESCRIPTION: DEMOREST LOT 10 BLOCK 15 AND S 1/2 OF CLOSED ALLEY ABUTTING THEREOF FOLIO: 171728.0000

CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: CLAY'S E S REVISED MAP LOT 1 BLOCK 5

FOLIO: 173056.0000

CASE NO: COD-25-0002564

NAME OF VIOLATION: "CONFIDENTIAL"

LOCATION OF VIOLATION: 4618 E RIVER HILLS DR, TAMPA, FL

FOLIO: 142916 0000

FOLIO: 184050.0000

FOLIO: 124274.0100

OF THE MEETING.

SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

HILLSBOROUGH COUNTY

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

SHANTI WOMAN EVOLUTION

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:

Owner: Dealer Services Network, LLC 2052 Badlands Dr

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

COACH C JACKSON LLC

FOR TAX DEED

was assessed are:

testimony and evidence upon which the appeal is to be based.

CASE NO: COD-25-0002278 NAME OF VIOLATOR: JOSE RAFAEL PENA MENDEZ LOCATION OF VIOLATION: 8901 N 20TH ST, TAMPA, FL CODE SECTIONS: 5-105.1

FOLIO: 145256.1000 CASE NO: COD-25-0002290
NAME OF VIOLATOR: NOVAK SEVEN LLC REG AGT
LOCATION OF VIOLATION: 4115 HENDERSON BLVD, TAMPA, FL

FOLIO: 119881.0100 CASE NO: COD-25-0002339 NAME OF VIOLATOR: G AND C MOR 1 LLC REG AGT

LOCATION OF VIOLATION: 10509 N NEBRASKA AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 1 TO 10 INCL AND LOTS

NAME OF VIOLATOR: NESTOR ROVIRA LOCATION OF VIOLATION: 1902 W KENTUCKY AVE, TAMPA, FL CODE SECTIONS: 5-105.1

CASE NO: COD-25-0002533 NAME OF VIOLATOR: FRANK H RODER AND MICHAEL PALMER LOCATION OF VIOLATION: 908 E LOUISIANA AVE, TAMPA, FL CODE SECTIONS: 5-105.1

CASE NO: COD-25-0002563

NAME OF VIOLATOR: ELSA MARINA PAVON AND REYES ZAVALA
LOCATION OF VIOLATION: 1017 E 31ST AVE, TAMPA, FL

CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: THAT PART OF LOT 6 OF TEMPLE TERRACE SUB PLAT

CASE NO: COD-25-0002616

NAME OF VIOLATOR: SUNROCK CAPITAL LLC

LOCATION OF VIOLATION: 211 N ALBANY AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: CORRONELLA N 51.175 FT OF LOTS 11 AND 12 BLOCK 6

CASE NO: COD-25-0002676
NAME OF VIOLATOR: MATTHEW STEINER
LOCATION OF VIOLATION: 4318 W OBISPO ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MARYLAND MANOR REVISED PLAT LOT 9 BLOCK 32

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. 8/29-9/19/25LG 4T

HILLSBOROUGH COUNTY

Year of Issuance: 2023

Description of Property: BEG NW COR RUN S 132.04 FT E 25.01 FT FOR POB THN E 430.05 FT THN S 424.57 FT TO PT ON LMTD ACCESS RW LINE CROSSTOWN X-WAY THN N 84DW 121.80 FT THN N 86DW 308.78 FT THN N ALONG E R/W LINE OF MAYDELL DR 392.22 FT TO THE POB

SEC - TWP - RGE: 23 - 29 - 19 Subject To All Outstanding Taxes

Name(s) in which assessed: MAYER PROPERTIES III ATTN: CHARLIE COLLAT MAYER PROPERTIES III

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

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

Dated 8/29/2025 Victor D. Crist

Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

9/5-9/26/25LG 4T

was assessed are: Folio No.: 0335801308 Certificate No.: 2018 / 2974 File No.: 2025-690 Year of Issuance: 2018

Description of Property: TROUT CREEK COMMONS PHASE II LOT 4 PLAT BK / PG: 80 / 88

SEC - TWP - RGE: 12 - 27 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: TOM SASH / TRUSTEE

TOM SASH, AS TRUSTEE All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1488210468 Certificate No.: 2023 / 12940 File No.: 2025-691 Year of Issuance: 2023

Description of Property: WATERSIDE CONDOMINIUM III BLDG 8 UNIT 101 PLAT BK / PG: 8 / 17 SEC - TWP - RGE: 28 - 28 - 19

Name(s) in which assessed: PANAYOTA KARAGIANNIS ATHENA KARAGIANNIS

Subject To All Outstanding Taxes

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Plyd, Tampa Florida, (213) 276 8100 c Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1592520000

Certificate No.: 2023 / 13880 (Continued on next page)

File No.: **2025-692** Year of Issuance: **2023**

Description of Property: GRANT PARK ADDITION BLOCK 31-35 AND 46 TO 50 LOTS 14 AND 15 AND W 1/2 OF CLOSED ALLEY ABUTTING ON E BLOCK 48 PLAT BK / PG: 7 / 55 SEC - TWP - RGE: 10 - 29 - 19

Subject To All Outstanding Taxes Name(s) in which assessed: NDIDÍ OSUJI

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at <a href="https://www.hillsborough.com realtaxdeed.com.

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

Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1459280000 Certificate No.: 2023 / 12668 File No.: 2025-694 Year of Issuance: 2023

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

Description of Property:
GATEWAY SUBDIVISION LOT 6 AND
E 1/2 OF CLOSED ALLEY ABUTTING ON W BLOCK 12 PLAT BK / PG: 9 / 56

SEC - TWP - RGE: 19 - 28 - 19 **Subject To All Outstanding Taxes** Name(s) in which assessed:

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1876540000 Certificate No.: 2023 / 15602 File No.: 2025-696 Year of Issuance: 2023 Description of Property: BANZA BANZA LOT 4 BLOCK 2

PLAT BK / PG: 2 / 68

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., September 22, 2025 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. Virtual participation in this public hearing is available through communications media technology, as described below.

Copies of the applications, department reports and legal descriptions are available for public inspection in a master file maintained by the Development Services Department, the Board of County Commissioners and the Clerk of the Board of County Commissioners. the Board of County Commissioners and the Clerk of the Board of County Commissioners. All interested persons wishing to submit testimony or other evidence in this matter must submit to the Land Use Hearing Officer at the public hearing before him/her. The decision of the Land Use hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within (15) working days after the conclusion of the public hearing. missioners (BOCC) within (15) working days after the conclusion of the public hearing. Virtual Participation Option: Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Land Use Hearing Officer during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Land Use Hearing Officer, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Land Use Hearing Officer to the staff of the Development Services Department at least two business days prior to the Land Use Hearing Officer Hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by

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

if the public comments were offered in person. In Person Participation: While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFL.gov/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can

do so in the following ways: • Hillsborough County's Facebook page: HillsboroughFL

• The County's official YouTube channel: YouTube.com/HillsboroughCounty

• The County's HTV channels on cable television: Spectrum 637 and Frontier 22

• The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button

• Listening to the hearing on smart phones by going to the above Facebook or YouTube

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

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDA-TION MADE BY THE LAND USE HEARING OFFICER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEAR-ING 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 Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.

VARIANCE REQUEST

Petition VAR 25-1099, filed on 07/11/25 by Todd Pressman of 200 2nd Ave., South, #451 St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Variance to Lot Development Standards. The property is presently zoned RMC-9, 23-0035 (R) and is located at 1406 S. Taylor Rd.

Petition VAR 25-1163, filed on 07/25/25 by Melva Rodriguez, of 4201 W. Hamilton Ave., Tampa, FL 33614, ph (863) 279-9275. Requesting a Variance to Lot Development Standards and Accessory Structure Standards. The property is presently zoned RSC-6 and is located at 511 Julie Ln.

Petition VAR 25-1206, filed on 07/31/25 by Nick Monti, of 6919 Bonair Dr., Tampa, FL 33617, ph (401) 269-8855. Requesting a Variance to Sign Requirements. The property is presently zoned PD 926 and is located at 6919 Bonair Dr.

Petition VAR 25-1137, filed on 07/21/25 by Richard & Suzanne Zak, of 1052 Emerald Dunes Dr., Sun City Center, FL 33573, ph (716) 523-0604. Requesting a Variance to Lot Development Standards and Permitted Projections into Required Yards. The property is

presently zoned PD-MU 73-0186, and is located at 1052 Emerald Dunes Dr Petition VAR-WS 25-1228, filed on 08/05/25 by Francisco Rojas, of 28311 Openfield Lp., Wesley Chapel, FL 33543, ph (813) 345-7177. Requesting a Variance to Encroach into the Wetland Setback and to Lot Development Standards. The property is presently zoned AS-1 and is located at 600 Ft North of Morris Bridge Rd and Apache Dr Intersection and 400 Ft West of Apache Dr Japan an expense of the property is presently zoned to the property is presently zoned and 200 Ft North of Morris Bridge Rd and Apache Dr Intersection and 400 Ft West of Apache Dr Japan an expense of the property is presently zoned to the property zone. 400 Ft West of Apache Dr along an easement.

Petition VAR 25-1258, filed on 08/11/25 by Adam Powell, of 8410 Ridgebrook Cir., Odessa, FL 33556, ph (813) 966-4135. Requesting a Variance to Fence and Wall Requirements. The property is presently zoned AR and is located at 17921 Gunn Hwy.

SPECIAL USES

Petition SU-AB 25-1115, filed on 07/15/25 by Damia Investments LLC, represented by Amanda Hessein/Rutledge Ecenia, PA, of 119 Monroe St., Ste 202, Tallahassee, FL 32301, ph (850) 681-6788. Requesting a Special Use 4-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 24-0295 and is located at 13609 N. Florida Ave.

Petition SU-AB 25-1194, filed on 07/30/25 by E & J Promotions, LLC.of Florida, of 33710 Astoria Cir., Wesley Chapel, FL 33545, ph (215) 806-3999. Requesting a Special Use 4-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 75-0059, PD 88-0048 and is located at 4802 Gunn Hwy., Suite 118. 9/5/25LG 1T

HILLSBOROUGH COUNTY

SEC - TWP - RGE: 07 - 29 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: BE & BE ENTERPRISES INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 ex-tension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1876610000 Certificate No.: 2023 / 15605 File No.: 2025-697 Year of Issuance: 2023

Description of Property: BANZA BANZA LOT 4 BLOCK 4 PLAT BK / PG: 2 / 68 SEC - TWP - RGE: 07 - 29 - 19 **Subject To All Outstanding Taxes** Name(s) in which assessed:

BE AND BE ENTERPRISES INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 ex-tension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1872480000 Certificate No.: 2023 / 15549 File No.: 2025-698 Year of Issuance: 2023

Description of Property:
LA CARBAYERA E 1/2 OF LOT 13
BLOCK 6 AND W 1/2 OF VACATED
ALLEY THEREOF PLAT BK / PG: 4 / 11 SEC - TWP - RGE: 07 - 29 - 19 **Subject To All Outstanding Taxes**

Name(s) in which assessed:

MIDTOWN VENTURE GROUP LLC M&H FLIPPING1 LLC

All of said property being in the County

of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at <a href="https://www.hillsborough.com realtaxdeed.com.

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

HILLSBOROUGH COUNTY

Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0713950000 Certificate No.: 2023 / 6899 File No.: 2025-699 Year of Issuance: 2023

Description of Property: lescription of Property:

VAN SANT SUBDIVISION THAT PART
OF LOTS 60 AND 61 DESC AS BEG
AT NE COR OF LOT 60 AND RUN E
371.58 FT S 515 FT W 214.05 FT S
176.77 FT TO NLY R/W OF DURANT
RD NWLY ALONG RD 102 FT N
180.26 FT N 81 DEG 12 MIN 38 SEC
W 99.59 FT N 121.20 FT W 30 FT
N 333 FT TO N BDRY OF LOT 60 F N 333 FT TO N BDRY OF LOT 60 E 60.94 FT TO POB PLAT BK / PG: 8 / 44

SEC - TWP - RGE: 31 - 29 - 21 **Subject To All Outstanding Taxes**

Name(s) in which assessed: DUNCAN LAND AND DEVELOPMENT INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 ex-tension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1876580000 Certificate No.: 2023 / 15604 File No.: 2025-701 Year of Issuance: 2023

Description of Property: BANZA BANZA LOT 1 BLOCK 4 PLAT BK / PG: 2 / 68 SEC - TWP - RGE: 07 - 29 - 19 Subject To All Outstanding Taxes

Name(s) in which assessed: BE AND BE ENTERPRISE INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 ex-tension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk 9/5-9/26/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

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

NOTICE OF PUBLIC HEARING **CITY OF TEMPLE TERRACE**

The City Council of the City of Temple Terrace, Florida, has scheduled a PUBLIC HEAR-ING for September 16, 2025 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider adoption of the following Ordinance, which will amend Ordinance 1550:

ORDINANCE

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING CHAPTER 12, ARTICLE XI, OF THE TEMPLE TERRACE CODE OF ORDINANCES ENTITLED "HISTORIC PRESERVATION" REMOVING SECTION 12-1160 (a)(2) AND ADDING SECTION 12-1160 (a)(3) REGARDING CONSENT OF PROPERTY OWNERS FOR A PROPOSED HISTORIC DESIGNATION OR DISTRICT; REVISING SECTION 12-1160 (e) (2) REGARDING MODIFICATION OF THE BOUNDARIES OF A PROPOSED HISTORIC DISTRICT; AND ADDING SECTION 12-1160 (e) (5) REGARDING AN APPEAL PROCESS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE.

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

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Florida Statute Section 286.26, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings. Dated this 29th day of August, 2025.

Lynda Sader, City Clerk

9/5/25LG 1T

HILLSBOROUGH COUNTY

was assessed are: Folio No.: 1876620100 Certificate No.: 2023 / 15607 File No.: 2025-702 Year of Issuance: 2023

Description of Property: BANZA BANZA LOT 5 BLOCK 4 PLAT BK / PG: 2 / 68 SEC - TWP - RGE: 07 - 29 - 19

Subject To All Outstanding Taxes Name(s) in which assessed:

BE & BE ENTERPRISES INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

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

Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk

9/5-9/26/25LG 4T

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

JUVENILE DIVISION CASE NO. 25-DP-328 DIVISION: D

IN THE INTEREST OF: DOB: 4/6/2022 S.G. MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: SHAY GANDY Address Unknown

YOU ARE HEREBY NOTIFIED that the 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: S.G. born on 4/6/2022. You are hereby commanded to appear on December 1, 2025, at 10:00 AM before the Honorable Lies D. Campbell, at the Hillsborough Lisa D. Campbell, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, 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 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 28th day of August, 2025.

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

9/5-9/26/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002661

IN RE: ESTATE OF

EARL PERRY JR.,

NOTICE TO CREDITORS

The administration of the estate of Earl Perry Jr., deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Hillsborough County Florida Probate Division, the address of which is 601

E. Kennedy Blvd., Tampa, Florida 33602.

The names and addresses of the personal representative and the personal representatives and the personal representatives. 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and 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 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, 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 PER-

Deceased.

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS

The administration of the estate of CECILIO ERNESTO HIMELY deceased,

CECILIO ERNESTO HIMELY deceased, whose date of death was June 19, 2025 and whose Social Security Number XXX-XX-6131, 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 and the personal representative.

resentative and the personal representa-tive's attorney are set forth below.

All creditors of the decedent and other

persons having claims or demands against decedent's estate whom a copy of this no-

tice 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 NO-

TICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 September 5, 2025.

Personal Representative:

/s/ Cecilio Rey Himely

ALL CLAIMS NOT FILED WITHIN THE

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

CECILIO ERNESTO HIMELY.

HILLSBOROUGH COUNTY

IOD 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 September 5, 2025.

Personal Representative: Brooke Perry 8734 Huntfield St. Tampa, FL 33635

Attorney for Personal Representative: Wesley T. Dunaway Esq. Florida Bar No. 98385 E-mail Address: wtdfilings@kovarlawgroup.com Kovar Law Group 111 N. Orange Ave., Ste. 800 Orlando, FL 32801 Telephone: 407-603-6652

9/5-9/12/25LG 2T

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

PROBATE DIVISION CASE NO: 25-CP-002910

IN RE: ESTATE OF DEVIN DUTCHER-COWELL, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of DEVIN DUTCHER-COWELL, deceased, whose date of death was August 9, 2025, and the last four digits of whose social security number are 5845, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 800 East Twiggs Street, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of 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.

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 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 September 5, 2025.

Personal Representative: /s/ WALTER I. COWELL

Attorney for Personal Representative: /s/ Victoria M. McLaughlin Bar Number 1008106 SPENCER FANE LLP 201 North Franklin Street, Suite 2150 Tampa, Florida 33602 Phone: 813-424-3500 Facsimile: 813-405-8904 vmclaughlin@spencerfane.com ecoutu@spencerfane.com

9/5-9/12/25LG 2T

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

CASE NO. 25-CP-2919 DIVISION B Florida Bar #308447

IN RF: ESTATE OF JANET EILEEN SHOWALTER, a/k/a JAN E. SHOWALTER, Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAN-The administration of the estate of JAN-ET EILEEN SHOWALTER, a/k/a JAN E. SHOWALTER, deceased, Case Num-ber 25-CP-2919, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

HILLSBOROUGH COUNTY

under Section 732 2211 Florida Statutes

sons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITH-IN 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 VICE OF A COPY OF THIS NOTICE ON

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

ALL CLAIMS NOT SO FILED WILL BE

The date of the first publication of this Notice is September 5, 2025.

Personal Representative: CHERYL RICHARDS

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

9/5-9/12/25LG 2T

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

FILE NO.: 25-CP-002497 DIVISION: U

JAMES MICHAEL WILLIAMS Deceased.

NOTICE TO CREDITORS

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's es-tate, must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE

TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

DEATH IS BARRED.

The date of first publication of this Notice is September 5, 2025.

Personal Representative:

Christoper D. Breton, Esq. Florida Bar No. 98888 THE BRETON LAW FIRM 425 Lithia Pinecrest Road Brandon FL 33511 Tel: (813) 381-4052

9/5-9/12/25LG 2T

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

CASE NO.: 2025-CP-2854 DIVISION: A

IN RE: THE ESTATE OF:

NOTICE OF PUBLIC HEARING

LOWING ORDINANCES FOR ENACTMENT:

File No. B2026-2

An ordinance adopting the budget of the City of Tampa for the fiscal year beginning October 1, 2025 and ending September 30, 2026; Providing for the levy as provided by law of a tax on all taxable property in the City of Tampa and fixing the millage within said City; Making appropriations in accordance with the provisions of said budget; Authorizing and directing the Mayor and City Clerk, as the proper authorities of the City of Tampa to certify to the Property Appraiser of Hillsborough County, Florida, the millage to be levied for all purposes for the Fiscal Year 2026, in the City of Tampa; Providing an effective date. SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

All creditors of decedent and other per-

FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF-TER DECEDENT'S DATE OF DEATH IS BARRED.

1806 Open Field Loop Brandon, FL 33510

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN RE: ESTATE OF:

The administration of the estate of JAMES MICHAEL WILLIAMS, deceased. JAMES MICHAEL WILLIAMS, deceased, whose date of death was December 22, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the resentative and the personal representative's attorney are indicated below.

OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

Stacy Renee Singleton Arundell 2834 Mossy Timber Trail Valrico, FL 33596

Attorney of Personal Representative: Primary: chris@bretonlawfirm.com Secondary: office@bretonlawfirm.com

PROBATE DIVISION

ON SEPTEMBER 16, 2025 @ 5:01 P.M. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOL-

An ordinance of the City of Tampa, Florida, establishing the 2025 City of Tampa Charter Review Advisory Commission, in accordance with the City of Tampa Home Rule Charter of 1975 as amended, Section 10.10; providing for severability; providing an effective date. SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

9/5/25LG 1T

HILLSBOROUGH COUNTY

Attorney for Personal Representative /s/ W. Dale Gabbard, Esquire 3609 W. Azeele Street Tampa, Florida 33609 813-877-8444 / Fax: 813-877-8454 Fla. Bar No.: 279651

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002754

Division A

IN RE: ESTATE OF AMANDA MARIE VAN OVER

NOTICE TO CREDITORS

The administration of the estate of Amanda Marie Van Over, deceased, whose date of death was June 5, 2025, is pending in the Circuit Court for Hillsbor-ough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE OF PUBLIC HEARING

ON <u>SEPTEMBER 18, 2025 @ 10:00 A.M.</u> IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. REZ-25-40

An ordinance rezoning property in the general vicinity of 2907 West Bay to Bay Boulevard, 2910 West Barcelona Street, (units 401 through 2303 and Folio number 127264-8338), in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD (Planned Development) to PD (Planned Development, Office, Business and Professional, Retail, Restaurant/Bar, Residential, Multi-Family, High-Rise and School); providing an effective date.

File No. REZ-25-42

An ordinance rezoning property in the general vicinity of 2420 and 2422 West Stroud Avenue and 1401 South Lorenzo Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RM-24 (Residential, Multi-Family) to PD (Planned Development, Residential, Single-Family, Attached); providing an effective date.

File No. REZ-25-49

An ordinance rezoning property in the general vicinity of 2425, 2525 and 2601 North Rocky Point Drive, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RM-24 (Residential, Multi-Family) and PD (Planned Development) to PD (Planned Development, Storefront Residential, Commercial/Office, all CG uses and Restaurant); providing an effective date.

File No. REZ-25-53

An ordinance rezoning property in the general vicinity of 4307 West Fig Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RM-18 (Residential, Multi-Family) to PD (Planned Development, Residential, Single-Family, Attached); providing an effective date. File No. REZ-25-63 An ordinance rezoning property in the general vicinity of 3804 West San Pedro Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RO-1 (Residential Office) to PD (Planned Development, Office, Business and Professional); providing an effective date.

File No. REZ-25-66 An ordinance rezoning property in the general vicinity of 101, 105, 109 and 111 North Meridian Avenue, 1105 East Washington Street and 102 and 106 North 12th Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) CD-2 (Channel District) to CD-2 (Channel District, Retail Sales, Shopper's Goods, Residential, Multi-Family and Hotel); providing an effective date.

File No. REZ-25-67

An ordinance rezoning property in the general vicinity of 7402 North Hutton Place, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-60 (Residential, Single-Family) to RS-50 (Residential, Single-Family); providing an effective date.

File No. REZ-25-68

An ordinance rezoning property in the general vicinity of 1320 West Arch Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Semi-Detached); providing an effective date.

File No. REZ-25-69

An ordinance rezoning property in the general vicinity of 5408 North Habana Avenue and 5411 North Paddock Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) and CG (Commercial General) to RM-18 (Residential, Multi-Family); providing an effective date

File No. REZ-25-79

An ordinance rezoning property in the general vicinity of 4823 and 4825 West Flamingo Road, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-60 (Residential, Single-Family) to RM-18 (Residential, Multi-Family); providing an effective date. File No. REZ-24-68

An ordinance rezoning property in the general vicinity of 307 South Melville Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD (Planned Development) to PD (Planned Development, Residential, Single-Family, Detached); providing an effective date.

File No. VAC-24-13 An ordinance of the City of Tampa, Florida, amending Ordinance No. 2024-95, passed and ordained on September 19, 2024, which vacated, closed, discontinued and abandoned that portion of 4th Avenue right-of-way as more fully described below, to extend the one-year requirement to satisfy the water service special conditions by eighteen months; repealing conflicts; providing for severability; providing an effective date.

File No. VAC-25-16

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning a portion of Alcolu Avenue that is located North of Whiteway Drive, South of Liberty Street, East of 48th Street, and West of 50th Street, within the revised Plat of Terrace Park Unit 5 Subdivision in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

File No. E2025-8 CH 1

9/5/25LG 1T

HILLSBOROUGH COUNTY

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 PUB-

LICATION 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 September 5, 2025. Personal Representative: /s/ Aubrey A. Van Over 431 Pleasant Grove Road Red Lion, Florida 17356

Attorney for Personal Representative: /s/ Rory B. Weiner, Esq. Florida Bar Number: 0252300 RORY B. WEINER PA 635 W. Lumsden Road Brandon, Florida 33511 Telephone: (813) 681-3300 Fax: (813) 681-3391
E-Mail: rweiner@roryweiner.com
Secondary E-Mail: jwallace@roryweiner.com

9/5-9/12/25LG 2T

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

CASE #: 25-CA-000288

FIRST NATIONAL ACCEPTANCE COMPANY Plaintiff

DARRYL WAYNE BURKE; ET. AL.;

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Fore-closure dated the 27th day of August, 2025, and entered in Case No. 292025CA000288A001HC, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, where, FIRST NATIONAL ACCEPTANCE COMPANY, is the Plaintiff, and DARRYL WAYNE BURKE; UNKNOWN SPOUSE OF DARRYL WAYNE BURKE; DOLORES A. BURKE; MIDLAND FUNDING LLC; VICTOR D. CRIST, AS CLERK OF COURT OF HILLSBOROUGH COUNTY, FLORIDA, are Defendants. VICTOR D. CRIST, as the Clerk of the Circuit Court, shall sell to the highest and best bidder for shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 AM, on the 3rd day of October, 2025, the following described property as set forth in said final judgment, to wit

LOT 2, LINDA DIANE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 78, OF THE PUB-LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

FOLIO: 142491-0000 PIN: A-21-28-19-43R-000000-00002.0 COMMONLY KNOWN AS: 8735 N HYALEAH ROAD, TAMPA, FL 33617

ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

Dated this 27th day of August, 2025. /s/ Jason M. Tarokh JASON M. TAROKH

FLORIDA BAR # 57611 Tarokh Law, PLLC

PO Box 10827, Tampa, FL 33679 9/5-9/12/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-071545

CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., Plaintiff,

ROSSANNA ORTEGA AND

JUAN CARLOS TORRES, WIFE AND HUSBAND,

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-071545, that resulted from the Final Hearing on or about August 26, 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-071545 on about August 26, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned 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 de-

Lot 243, BELMOND RESERVE PHASE 2, according to the plat thereof, as recorded in Plat Book 140, Page(s) 251 through 257, Public Records of Hillsborough County, Florida

and commonly known as: 12959 Brookside Moss Dr, Riverview, FL 33579; inside Moss Dr, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the Hillsborough County public auction website; http://www.hillsborough.realforeclose.com, on October 17, 2025 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lispendens must file a claim within 60 days. 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, (Continued on next page)

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

Dated this August 29, 2025 /s/ .L Clarke Brannon Nathan A. Frazier, Esq., for the firm

J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff

Frazier & Bowles, Attorneys at Law 45412.34

9/5-9/12/25LG 2T

STATE OF FLORIDA **DEPARTMENT OF ENVIRONMENTAL PROTECTION** NOTICE OF PROPOSED AGENCY ACTION

The Department of Environmental Protection gives notice of its intent to issue a Formal Determination of the Landward Extent of Wetlands and Other Surface Waters (**File No. 51-0450955-001-FD**) to the Sandy Sosa of Sosa Home Builders, Inc., Sandy Sosa of Sosa Home Builders, Inc., c/o Nikki Kidd, Meryman Environmental, 4480 Eagle Falls Place, Tampa, Florida 33619, for the property located at 7132 Riverrun Road, New Port Richey, Florida 34655, in Section 22, Township 26 South, Range 16 East, Pasco County.

The Department's file is available online and can be accessed through the Department's Information Portal at

https://depedms.dep.state.fl.us:443/Ocu-lus/servlet/shell?command=hitlist&[free Text=]&[folderName=]&[profile=Permitti ng Authorization]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=23]&[searchBy=Profile]&[sortBy=Document +Date]&[createdDate=]&{County= EQ PASCO}&{District= EQ SWD}&{Facility-Site+ID= EQ ERP 450955}.

If you have any questions or are experiencing difficulty viewing the electronic application, please call Allana Crawford at 813-470-5907 or Allana.G.Crawford@ FloridaDEP.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing 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, any facsimile number, and tele-phone number of the petitioner; the name, address, and telephone number of petitioner's representative, if any, which shall be the address for service purposes

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

during the course of the proceeding; and an explanation of how the petitioner's s stantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action:

(f) A statement of the specific rules or statutes that 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 that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the petitioner must be filed within 21 days of receipt of this notice. Petitions filed by any persons other than the petitioner, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure 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 discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth

HILLSBOROUGH COUNTY

Boulevard, Mail Station 35, Tallahassee Boulevard, Mail Station 35, Tallanassee, Florida 32399-3000 or at agency clerk@dep.state.fl.us, before the applicable 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

Mediation is not available in this proceeding. 9/5/25LG 1T

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

CIVIL DIVISION CASE NO.: 22-CA-006029 FREEDOM MORTGAGE CORPORATION

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORINA BALUTA, ET AL., DEFENDANTS

RE-NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant
to Order on Plaintiff's Motion to Reset
Foreclosure Sale Date dated the 22nd day of August, 2025, and entered in Case No. 22-CA-006029, of the Circuit Court of the Thirteenth Judicial Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUCIAN BALUTA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDMOND IULIAN BALUTA; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORINA BALUTA; ARABELA LUCIANA BALUTA; ARABELA LUCIANA BALUTA; CLERK OF THE CIRCUIT COUNTY, FLORIDA and STATE OF FLORIDA are defendants. Victor D. Crist as the Clerk of the Circuit Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com at 10:00 A.M. on the 22nd day of October, 2025, the following described property as set forth in said

described property as set forth in said Final Judgment, to wit:
LOT 8, IN BLOCK 6, JACKSON HEIGHTS 1ST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 76, AS RECORDED IN THE PUBLIC RECORDS 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

HILLSBOROUGH COUNTY

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 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 or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts

under the ADA.
https://www.fljud13.org/
BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.

Dated this 26th 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 PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1019215

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

CASE No. 23-CA-012230 CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF,

LISA GOBERT, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 16, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on October 8, 2025, at 10:00 AM, at www.hillsborough. realforeclose.com for the following described expects:

described property: LOT 5, BLOCK 6, LIVE OAK PRESERVE PHASE 1B, VILLAGES 2/7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 10/1/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0000773 NAME OF VIOLATOR: RAFAEL CRESPO AND YUNIA LOCATION OF VIOLATION: 3203 W CORDELIA ST, TAMPA, FL CODE SECTIONS: 22-8 22-60 LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION E 35 FT OF LOT 22 AND

LOT 23 BLOCK 69 CASE NO: COD-25-0000846

FOLIO: 176808.0000

NAME OF VIOLATOR: MELVI BONILLA LOCATION OF VIOLATION: 3215 W CORDELIA ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION LOT 17 BLOCK 69

FOLIO: 176804.0000 CASE NO: COD-25-0001529 NAME OF VIOLATOR: FELIPE A CLAROS LOCATION OF VIOLATION: 4227 E SANDALWOOD CIR N, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: HILLCREST ACRES LOT 4 BLOCK TWO

FOLIO: 142371.0000 CASE NO: COD-25-0001930 NAME OF VIOLATOR: PEGGY A GASSETT LIFE ESTATE LOCATION OF VIOLATION: 313 E FLORIBRASKA AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c

LEGAL DESCRIPTION: FAIRBURN W 85 FT OF LOT 1 LESS N 10 FT FOR RD BLOCK 2

FOLIO: 183106.0000 CASE NO: COD-25-0002206 NAME OF VIOLATOR: CYNTHIA MONROIG LOCATION OF VIOLATION: 1210 E 32ND AVE, TAMPA, FL CODE SECTIONS: 19-49 19-47

LEGAL DESCRIPTION: BUFFALO PARK 2ND ADDITION LOT 16 AND ALL OF ALLEY ABUTTING FOLIO: 172851.0000

CASE NO: COD-25-0002261
NAME OF VIOLATOR: ESTATE OF ALEX A FLOYD
LOCATION OF VIOLATION: 6403 N 36TH ST, TAMPA, FL

CODE SECTIONS: 19-49
LEGAL DESCRIPTION: HANKINS' SUBURBAN HOMESITES REVISED S 1/2 OF LOT 24 LESS S 79.9 FT FOLIO: 151984.0200

CASE NO: COD-25-0002281

NAME OF VIOLATOR: DOMINIC W MASTRIAN

LOCATION OF VIOLATION:5207 BAY CLUB CIR, TAMPA, FL

CODE SECTIONS: 5-105.1 5-105.4.5.1

LEGAL DESCRIPTION: ISLAND CLUB AT ROCKY POINT A CONDOMINIUM UNIT 5207 BLDG 5 AND AN UNDIV INT IN COMMON ELEMENTS FOLIO: 94671.1242

CASE NO: COD-25-0002296 NAME OF VIOLATOR: DEBRA PALMER
LOCATION OF VIOLATION: 810 W OHIO AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 5 BLOCK 26
FOLIO: 167078.0000

CASE NO: COD-25-0002297 NAME OF VIOLATOR: MATILDA LA BARERA
LOCATION OF VIOLATION: 1508 W LAMBRIGHT ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-233(a) 19-234
LEGAL DESCRIPTION: RIVIERA SUBDIVISION LOT 59 LESS S 80 FT OF E 300 FT
AND LESS N 20 FT OF E 160 FT, LOT 60 LESS S 40 FT OF E 160 FT AND LESS N
60 FT OF E 140 FT AND LESS E 60 FT OF W 120 FT OF N 30 FT AND W 275 FT OF
LOT 61 LESS E 60 FT OF W 120 FT

LOT 61 LESS E 60 FT OF W 120 FT FOLIO: 104020.0000

CASE NO: COD-25-0002420

NAME OF VIOLATOR: KENNY GUIA DIAZ AND RAFAEL LOCATION OF VIOLATION: 6614 N 23RD ST, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: GOLDEN SUBDIVISION LOT 6 BLOCK 2 FOLIO: 151491.0000

CASE NO: COD-25-0002447 NAME OF VIOLATOR: ANDREW W BALLOON ST LOCATION OF VIOLATION: 4312 W MAIN ST, TAMPA, FL CODE SECTIONS: 19-231(10) 19-231(15)c 19-231(15)b LEGAL DESCRIPTION: FOREST HEIGHTS UNIT NO 1 LOT 6 BLOCK B FOLIO: 111646.0000 CASE NO: COD-25-0002503

NAME OF VIOLATOR: LOU ETHEL SEALY
LOCATION OF VIOLATION: 2926 N TAMPA ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: WARREN AND KEYES E 46 FT OF N 44 FT OF LOT B AND
N 44 FT OF LOT C BLOCK 1 FOLIO: 182611.0000

CASE NO: COD-25-0002508

NAME OF VIOLATOR: NANCY RENTALS LLC

LOCATION OF VIOLATION: 1714 E MULBERRY DR, TAMPA, FL CODE SECTIONS: 19-231(12) LEGAL DESCRIPTION: FERN CLIFF LOT 392

FOLIO: 150029.0000 CASE NO: COD-25-0002509

NAME OF VIOLATOR: CONNELL DAVID O'BRIEN PA
LOCATION OF VIOLATION: 1714 E MAPLE AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c 27-283.11(b) 27-326
LEGAL DESCRIPTION: FERN CLIFF LOT 310

FOLIO: 149967.0000

CASE NO: COD-25-0002510

NAME OF VIOLATOR: 104 ELM STREET LLC

LOCATION OF VIOLATION: 104 W ELM ST, TAMPA, FL

CODE SECTIONS: 19-47 19-49 19-50

LEGAL DESCRIPTION: FLORIDA AVE HEIGHTS W 50 FT OF LOT 28 FOLIO: 162903.0000

CASE NO: COD-25-0002568

NAME OF VIOLATOR: AARON S SMITH/TRUSTEE

LOCATION OF VIOLATION: 6404 N CELNTRAL AVE, TAMPA, FL
CODE SECTIONS: 19-56

LEGAL DESCRIPTION: NORTH PARK LOT 195 FOLIO: 163214.0000

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

CASE NO: COD-25-0001776 NAME OF VIOLATOR: MY THUY LE LOCATION OF VIOLATION: 4717 S RENELLIE DR, TAMPA, FL CODE SECTIONS: 27-287 25(e) (3) LEGAL DESCRIPTION: GUERNSEY ESTATES LOT 7 BLOCK 1 FOLIO: 130738.0000

CASE NO: COD-25-0002167 NAME OF VIOLATOR: NGODUONG KATHERINE LOCATION OF VIOLATION: 7506 N ARMENIA AVE, TAMPA, FL CODE SECTIONS: 27-326

LEGAL DESCRIPTION: ARMENIA COURT LOT 22 AND LOTS 26 THRU 31 AND THAT PART OF LOTS 32 AND 33 DESC AS DESC AS FROM W MOST COR OF LOT 33 RUN ELY TO A PT 10 FT N OF SMOST COR OF LOT 32 NELY TO EMOST COR OF LOT 32 NWLY TO NMOST COR OF LOT 32 AND SWLY TO POB LESS R/W FOR ARMENIA AV AND LOTS 44 THRU 50 BLOCK 1

FOLIO: 102724.0000 CASE NO: COD-25-0002444
NAME OF VIOLATOR: SH SLIGH LLC NAME OF VIOLATION: 503 E SLIGH AVE, TAMPA, FL CODE SECTIONS: 27-211.8 27-289.7(b) 27-326 LEGAL DESCRIPTION: IROQUOIS PARK CORRECTED MAP LOTS 7 8 AND 9 TO-GETHER WITH THAT PART OF VACATED ALLEY ABUTTING ON SOUTH LESS ROAD

R/W ABUTTING ON SAID LOTS FOLIO: 162561.0000 CASE NO: COD-25-0002488

NAME OF VIOLATOR: HMJ CAPITAL LLC
LOCATION OF VIOLATION: 4105 E KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: BEG 467 FT E AND 125 FT N OF SW COR OF NE 1/4 OF NW
1/4 GO N 100 FT E 112 FT S 100 FT AND W 112 FT 7 AND 8 BLK 2

FOLIO: 152841 0000

FOLIO: 152841.0000 CASE NO: COD-25-0002938

NAME OF VIOLATOR: PATRICIA A JACKSON

LOCATION OF VIOLATION: 6502 N 22ND ST, TAMPA, FL

CODE SECTIONS: 27-43 27-211.8 211.2.1a 27-326

LEGAL DESCRIPTION: CASHWELL SUBDIVISION LOT 5 FOLIO: 150369.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

9/5-9/26/25LG 4T

HILLSBOROUGH COUNTY

27. OF THE PUBLIC RECORDS OF 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

Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441

Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Marlon Hyatt, Esq. Marlon Hyatt, Esq. FBN: 72009

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1019307

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR

AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002216 FREEDOM MORTGAGE CORPORATION PLAINTIFF.

VS. SHAVIS M. KING A/K/A SHAVIS KING ET AL

DEFENDANTS NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing,

Inc)
NOTICE IS HEREBY GIVEN pursuant to NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 21st day of August, 2025, and entered in Case No. 25-CA-002216, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and SHAVIS M. KING A/K/A SHAVIS KING; and RAYNA NICOLE LAWTER; are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at http://www.hillsborough.realforeclose.com/ at 10:00 AM on the 22nd day of September. 2025. the following described September, 2025, the following describ

property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 1, PARKWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 38, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, ELORIDA OF H FLORIDA

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM 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 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 or immediately upon receiving this notification if the time before the scheduled notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations

that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ Phone: (813) 272-7040 or ada@fljud13.

org Dated this 28th 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-MAI

PRIMARY E-MAIL FOR PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM 11080-1019388

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002232 FREEDOM MORTGAGE CORPORATION PLAINTIFF,

UNKNOWN SPOUSE OF ROBERT J. PELLETIER, A/K/A ROBERT PELLETIER, MICHAEL J. PELLETIER, AS PERSONAL MICHAEL J. PELLETIER, AS PERSONAL REPRESENTATIVE IN THE ESTATE OF ROBERT J. PELLETIER A/K/A ROBERT PELLETIER, MICHAEL J. PELLETIER, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT J. PELLETIER A/K/A ROBERT PELLETIER, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., ET AL.,

DEFENDANTS.
IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT, IN THIRTEEN IN JUDICIAL CIRCOIT, AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002232 NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 25th day of August, 2025, and entered in Case No. 25-CA-002232, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN SPOUSE OF ROBERT J. PELLETIER A/K/A PROPERTY: UNKNOWN SPOUSE OF ROBERT J. PELLETIER A/K/A ROBERT PELLETIER: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT J. PELLETIER AK/A ROBERT PELLETIER, MICHAEL J. PELLETIER, AS PERSONAL REPRESENTATIVE IN THE ESTATE OF ROBERT. J. PELLETIER

A/K/A ROBERT PELLETIER; SUN CITY

CENTER COMMUNITY ASSOCIATION,

INC.; and UNKNOWN TENANTS IN

OSSESSION OF THE SUBJECT INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash online at www. hillsborough. realforeclose.com at 10:00A.M. on the 3rd day of October, 2025, the following

and any of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 1, DEL WEBB'S SUN CITY UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE(S) 18, OF THE PUBLIC RECORDS OF THE PU 18, 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 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 or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx
Phone: (813) 272-7040 or ada@fljud13.

org Dated this 29th day of August, 2025.

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

PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM

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, OR AGAINST, DECEASED; et al., Defendants.

NOTICE OF ACTION 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

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 FLORIDA.

PARCEL NUMBER(S): 0130191Q0000014000040U

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 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a

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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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

CASE NO.: 24-CA-000510 FREEDOM MORTGAGE CORPORATION

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 Order on Plaintins 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 A/K/A DARWIN A/K/A D 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.realforeclose.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

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 PUBLISHED AND THE FORLY THE PUBLISHED AND THE FORLY THE PUBLISHED AND THE FORLY THE PUBLISHED AND THE POPUL THE PUBLISHED AND THE PUBLISHE 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 ou are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance. or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts

https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or 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 PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

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,

MARK J. MULE; et al., Defendants.

11080-1019124

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 OTINIOWI Spouse of Niciole K. 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 processors, and other unknown processors, and the statement of the s persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last

Detendant(s), if deceased of wnose 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 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:

FOLLOWS:
BEGIN AT THE SOUTHWEST
CORNER OF THE NORTH 1/2 OF SAID
NORTHWEST 1/4 OF THE SOUTHWEST
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 SOUTH BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE 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

HILLSBOROUGH COUNTY

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.

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
NORTH 1/2 OF THE SOUTHEAST NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE HIGHWAY AND THE 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 HILLY 0, 1002. TRANSPORTATION OF JULY 9, 1993; IN OFFICIAL RECORDS BOOK 7039, PAGE 869 AND 874; OF THE PUBLIC RECORDS OF HILLSBOROUGH RECORDS OF 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 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the principal with the Clark of the 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,

Saknarin Juiklom, et al. Defendants. Case No.: 25-CA-004904 Division: Civil

PUBLISH 2 CONSECUTIVE WEEKS AGAINST JUIKLOM, NOTICE OF ACTION DEFENDANT SAKNARIN JUIKLOM, UNKNOWŃ 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

SAKNARIN JUIKLOM 5112 EAST 122ND AVENUE TEMPLE TERRACE, FL 33617 UNITED STATES OF AMERICA CHENJIT JUIKLOM 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 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 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 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. 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 DISABILITIES 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, 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

PERSONS

appearance is less than 7 days; if you are hearing or voice-impaired, call 711. FOR PUBLICATION – RETURN TO THE MANLEY LAW FIRM LLC

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

HILLSBOROUGH COUNTY

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 NO-TICE 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 PER-IOD 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
Telephanes (727) 362 4520 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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002724 Division B

IN RE: ESTATE OF ROBERT DAVID WRIGHT Deceased

NOTICE TO CREDITORS

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

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

NOTWITHSTANDING THE TIME 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/ Heather Marie Wright 16810 Stanza Ct. Tampa, FL 33624

Attorney for Personal Representative: /s/ Elizabeth P. Allen, Attorney Primary Email: eallen@gibblaw.com Secondary Email: plamb@gibblaw.com Gibbons Neuman 3321 Henderson Blvd. Tampa, FL 33609 Telephone: (813) 877-9222

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

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

CASE NO.: 24-DR-013114 DIVISION: J IN RE: THE MARRIAGE OF

BRYAN DAVID HENSON, Petitioner/Husband, SHOSHANNA HENSON,

Respondent/Wife.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

COMES NOW, Petitioner/Husband, BRY-AN DAVID HENSON, by and through the undersigned counsel, and files this Notice of Action for Dissolution of Marriage (hereinafter "Notice"), and in support thereof, states as follows:

TO: Respondent/Wife, SHOSHANNA HENSON, whose last known address is 2205 Lauren Circle, Brandon, Florida 33510.

YOU ARE HEREBY NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required

HILLSBOROUGH COUNTY

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. If you fail to do so, a default may be entered against you for the relief demanded in Husband's Petition for Dissolution of Mar-riage and Other Relief filed on October 11, 2024.

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 document to the court of the court of the court of the court ments upon request.

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

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

Dated 8/27/2025 Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Isha Tirado-Baker Deputy Clerk

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

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

CASE NO.: 25-CC-020419 DIVISION: R

KATARZYNA MARCINIEC, Plaintiff,

ANNA MOSZKOWICZ, Defendant

NOTICE OF ACTION TO: ANNA MOSZKOWICZ

Last Known Address: 5301 Alafia Falls Drive, Lithia, FL 33547

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 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 on or before September 25, 2025, and file the original with the Clerk of this Court either before service on Plaintiff or immediately thereafter. 800 E Twiggs Street, Tampa, FL 33602. If you fail to do so, a default may be entered against you for the relief requested in the Complaint.

WITNESS my hand and seal of this Court on this August 20, 2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County, Florida By: /s/ Jessica Saladin Deputy Clerk

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002228

IN RE: ESTATE OF WALTER D. NEA, JR.

NOTICE TO CREDITORS (Summary Administration)

Petitioner, Jessica Rodgers, alleges: You are hereby notified that an Order of Summary Administration has been entered in the Estate Walter D. Nea, Jr., deceased, File Number 025-CP-000421 by Circuit Court for HILLSBOROUGH County, Florida, Probate Division. the address of which is Edgecomb Courthouse, 800 Twiggs Street, Room 445, Tampa, Florida 33602; that the decedents date of death was April 17, 2025; that the total value of the estate is homestead and exempt property only, and the names and addresses of those to whom it has been assigned by such order are:

Creditors:

Bank of America PO Box 653064, Dallas, TX 75265-3064 Beneficiaries: Margaret S. Blazer 528 Rapid Falls Dr., Brandon, FL 33511

Jessica Rodgers 1148 Avent Drive Apt 204, Fort Mill, SC

29708 Erica Misch

32748 Yasmine Loop, Wesley Chapel, FL 33543 ALL INTERESTED PERSON ARE NOTI-

FIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate other than those who for

who provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN 733.702
OF THE FLORIDA PROBATE CODE. ALL
CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICA-BLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 29, 2025 Person Giving Notice:

/s/ Jessica Rodgers Jessica Rodgers 1148 Avent Drive Apt. 204 Fort Mill, SC 29708

Attorney for Person Giving Notice: /s/ Allison Cochran Allison L. Cochran, Esq. Florida Bar Number: 097852 4700 Millenia Blvd., Ste. 500 Orlando, FL 32839 Phone: (407) 504-1020 Email: allison@cochranesquire.com

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

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

Case No.: 25-009716

Division: CP KIMBERLY FLOWERS,

Petitioner,

CIAIRRA MORRISON, Respondent.

NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY

TO: QUANTAVIOUS JACKSON Address Unknown

YOU ARE NOTIFIED that an action for Temporary Custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KIMBERLY FLOWERS, whose address is 5608 Madrigal Way, Apollo Beach, FL 33572, on or before 10/1/2025, and file the criminal with the other of this and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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.

HILLSBOROUGH COUNTY

Dated August 26, 2025 Clerk of the Circuit Court By: s/ Mary Glover Deputy Clerk

8/29-9/19/25 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 23-DP-221, 22-DP-497

DIVISION: B

IN THE INTEREST OF: S.C. DOB: 6/25/2017 S.C. DOB: 3/22/2022 S.C. DOB: 3/30/2023 MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: NATALIE CHIN, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: S.C., S.C., S.C. born on 6/25/2017, 3/22/2022, 3/30/2023. You are hereby 3/22/2022, 3/30/2023. You are hereby commanded to appear on October 17, 2025, at 9:00 AM before the Honorable Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, Florida 33602, for an ADVISORY HEAR-ING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LE-GAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS

AD A COODDINATOR OF THE COODDINA OFFICEOF 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.

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS

PUBLICATION NOTICE

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

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

LOCATION OF VIOLATION: 818 S WEST SHORE BLVD, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: BEACH PARK LOT 14 & N 1 FT OF LOT 13 BLOCK 18 AND W

CASE NO: COD-25-0000625

CASE NO: COD-25-0001246

CASE NO: COD-25-0001542

CASE NO: COD-25-0001805

CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: SOUTHSIDE REV PLAT OF LOTS 1 TO 14 INCL BLK 5 AND ALL BLOCK 14 LOTS 1 & 2 AND LOT BEG NE COR OF LOT 3 AND RUN SELY 150 FT TO SE COR LOT 3 SWLY TO PT ON MAC DILL AVE AND N TO BEG...N 1/2 OF ALLEY S OF LOTS 1 & 2 AND ALL OF ALLEY S OF LOT 3 BLOCK 14 FOLIO: 135596.0000

CASE NO: COD-25-0002062

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 19231(15)b 19-231(17)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: 185588 0000

CASE NO: COD-25-0002153

NAME OF VIOLATOR: PAUL TIMOTHY VADNAIS
LOCATION OF VIOLATION: 1907 N 34TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: EAST BAY ADDITION LOT 9 LESS PART FOR RD DESC AS

CASE NO: COD-25-0002166

CASE NO: COD-25-0002190

LEGAL DESCRIPTION: EAST BAY PARK SECOND REVISION LOTS 1 TO 14 INCL

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

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

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.

testimony and evidence upon which the appeal is to be based.

CASE NO: COD-25-0000516 NAME OF VIOLATOR: DRURY ELLARD

1/2 OF CLOSED ALLEY ABUTTING THEREON EAST

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

NAME OF VIOLATION: BYM RETAIL LLC LOCATION OF VIOLATION: 6102 S MACDILL AVE, TAMPA, FL

BEG AT SW COR & RUN E 2.91 FT NWLY 20.21 FT & S ... FOLIO: 175592.0000

NAME OF VIOLATOR: 36TH YBOR COMMERICAL YARD LOCATION OF VIOLATION: 1603 N 36TH ST, TAMPA, FL CODE SECTIONS: 22-8 22-60

FOLIO: 113670.0000

FOLIO: 178446.0000

FOLIO: 198412.0000

FOLIO: 114551.0000

FOLIO: 188588.0000

FOLIO: 155707.0000

FOLIO: 175903.0000

HILLSBOROUGH COUNTY

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 18th day of August, 2025.

Victor Crist, Clerk of Court By: s/ Santiago Zambano As Deputy Clerk

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

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 23-DP-221, 22-DP-497

DIVISION: B IN THE INTEREST OF:

S.C. DOB: 6/25/2017 S.C. DOB: 3/22/2022 S.C. DOB: 3/30/2023 MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: SINCLAIR CHIN, address unknown

YOU ARE HEREBY NOTIFIED that the YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: S.C., S.C. S.C. born on 6/25/2017, 3/22/2022, 3/30/2023. You are hereby commanded to appear on October 17, 2025, at 9:00 AM before the Honorable Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, Florida 33602, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINA-TION 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. NOTICE.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT ADMINISTRATIVE OFFICEOF 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 IF YOU ARE A PERSON WITH A DIS-ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHED-ULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NO-TIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS

HILLSBOROUGH COUNTY

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 18th day of August, 2025.

Victor Crist, Clerk of Court By: s/ Santiago Zambano As Deputy Clerk

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-2894 **DIVISION B** Florida Bar #308447

IN RE: ESTATE OF CLIFTON ALVIN PAULDING, Deceased.

NOTICE TO CREDITORS

The administration of the estate of CLIFTON ALVIN PAULDING, deceased, Case Number 25-CP-2894, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF-TER DECEDENT'S DATE OF DEATH IS

HILLSBOROUGH COUNTY

The date of the first publication of this Notice is August 29, 2025.

Personal Representative: SUSAN PAULDING 3703 Ohio Avenue Tampa, FL 33611

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

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

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,

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

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant 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.realforeclose.com, beginning hillsborough.realforeclose.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

ANY PERSON CLAIMING AN INTER-EST 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 Coor-dinator, 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 . TANKEĽ 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 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION

CASE NO: 25-DR-007261

DIVISION: F In Re: The Adoption of a Minor Child:

J.J.C. Petitioner

NOTICE OF ACTION – TERMINATION OF PARENTAL RIGHTS AND GRANDPARENT ADOPTION

TO: CELIA VERONICA ABAD I/k/a 2051 East Mulberry Drive Tampa, FL 33604

YOU ARE NOTIFIED that an action for Termination of Parental Rights and Grandparent Adoption has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Nancy L. Browder, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azeele St., Tampa, Florida 33606, U.S.A., Petist., Tallipa, Florida 35006, U.S.A., Felti-tioner's attorney, on or before September 18, 2025, and file the original with the clerk at of this court at 800 E. Twiggs St., Tampa, FL 33602 either before service on Petitioner's attorney or immediately there-after. If you fail to do so, a default may be entered against you for the relief de-manded in the Petition.

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

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

WITNESS my hand and seal of said Court on this 13th day of August, 2025.

Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Isha Tirado-Baker As Deputy Clerk 8/29-9/19/25LG 4T

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

(Continued on next page)

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

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) 19-19-231(17)

FOLIO: 153488.0000

CASE NO: COD-25-0002136

NAME OF VIOLATOR: LIGHTHOUSE BAY HOLDINGS LTD
LOCATION OF VIOLATION: 5055 S DALE MABRY HWY, TAMPA, FL
CODE SECTIONS: 27-290.3 27-326

LEGAL DESCRIPTION: THE N 900 FT OF NE 1/4 OF NW 1/4 E OF RR R/W LESS HWY
AND N 900 FT OF NW 1/4 OF NE 1/4 LESS TRACT: DESC AS COM ON NWLY R/W
LINE OF CHURCH ST AND THE N R/W LINE OF GANDY BLVD THN S 00 DEG 31 MIN
05 SEC W 100 FT TO PT OF INTERSEC WITH S R/W LINE OF GANDY BLVD RUN S
89 DEG 28 MIN 55 SEC E 114.47 FT TO POB THN S 89 DEG 28 MIN E 994.72 FT THN
S 00 DEG 56 MIN 12 SEC W 530 FT THN S 69 DEG 18 MIN 43 SEC W 167.08 FT THN
N 75 DEG 11 MIN 51 SEC W 1063.98 FT THN N 29 DEG 59 MIN 53 SEC E 378 FT TO
POB AND LESS R/W FOR DALE MABRY HWY
FOLIO: 132493.0000

CASE NO: COD-25-0002199 VIOLATOR: EDWIN A ARTIEND

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

FOLIO: 182962.0000

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

SHIRLEY FOXX-KNOWLES, CMC CITY CLERK 8/15-9/5/25LG 4T

CASE NO: COD-25-0002617

LEGAL DESCRIPTION: GRANT PARK LOT 16 BLOCK 15 CASE NO: COD-25-0002712

NAME OF VIOLATOR: TIMOTHY AND REBECCA
LOCATION OF VIOLATION: 8728 ASHWORTH DR, TAMPA, FL
CODE SECTIONS: 19-59 19-231(15)c
LEGAL DESCRIPTION: HAMPTON ON THE GREEN PHASE 2 LOT 26 BLOCK 3
FOLIO: 33972.0198

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

CASE NO: COD-25-0002417

CASE NO: COD-25-0002088 NAME OF VIOLATOR: DAVID A THOMAS

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

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 FOLIO: 140983.0000

FOLIO: 155580.0000 CASE NO: COD-25-0002370

As the result of being unable to effectuate certified mail notice to violators of the City As the result of being unable to effectuate certified mail notice to Violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 9/10/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. FOLIO: 190784.0000

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.

FOLIO: 158981.0000

LOCATION OF VIOLATION: 4185 E HILLSBOROUGH AVE, TAMPA, FL CODE SECTIONS: 27-283.2 27-326 LEGAL DESCRIPTION: LOT BEG 50 FT S & 25 FT W OF NE COR OF NW 1/4 & RUN S 145 FT W 100 FT N 145 FT E 100 FT TO POB FOLIO: 153488.0000

FOLIO: 132493.0000

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

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 000

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

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 Page 26/LA GACETA/Friday, September 5, 2025

CASE NO: 2025-CA-000832 DIVISION: K

ELBA RODRIGUEZ.

HECTOR VENEGAS, LUIS VENEGAS, THE ESTATE OF HERMAN VENEGAS, EDWARD VENEGAS, MADELINE VENEGAS, JOSE PEREZ COLPETAN, THE ESTATE OF JOSE VENEGAS, THE ESTATE OF JOSE VENEGAS, THE ESTATE OF ADELINA VENEGAS and any and all JOHN DOEs or JANE DOEs representing all unknown parties who may have some right, title, or interest in the subject property, Defendant(s).

NOTICE OF ACTION

TO: All unknown parties claiming interests by, through, under or against ADELINA VENEGAS, DECEASED; JOSE VENE-GAS, DECEASED; HERMAN VENEGAS, DECEASED; OR EDWARDO VENEGAS, DECEASED and all unknown parties who may have some right, title, or interest in the property described below.

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

LOT 10, BLOCK 1, IVY ESTATES LOT 10, BLOCK 1, IVY ESTATES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 74, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA.

PARCEL ID: U-09-30-20-2OB-000001-00010.0 FOLIO ID: 074405-1120

Site Address: 3420 Yale Circle, Riverview, FL 33578 (hereinafter "Property") has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeremy Aschman, Esq., the plaintiff's attorney, whose address is 710 Oakfield Drive, Suite 158, Brandon, FL 33511, within thirty (30) days of the date which this Notice was first published, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated 8/25/2025 Victor D. Crist Clerk of Circuit & County Courts By: s/ Isha Tirado-Baker As Deputy Clerk Edison & Edison, PLLC

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

> File No. 24-CP-1311 Division Probate

IN RE: ESTATE OF HANNAH C. NEUGAARD Deceased.

NOTICE TO CREDITORS (Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Hannah C. Neugaard. deceased, File Number 24-CP-1311, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was March 21, 2024; that the total value of the estate is \$14,151.71 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Edward J. Neugaard 4303 Carrollwood Village Dr. and Hannah H. Tampa, Florida 33618 Neugaard Revocable

ALL INTERESTED PERSONS ARE NOTI-

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full pay-ment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is August 29, 2025.

Person Giving Notice Britta Neugaard 4303 Carrollwood Village Drive Tampa, Florida 33618

Attorney for Person Giving Notice: Kara Évans, Attorney Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558 Fax: (813) 926-6517 E-Mail: kara@karaevansattorney.com Secondary E-Mail: evanskeene@aol.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No.: 25-CP-001781 Division: A

IN RE: ESTATE OF PHILLIP J. NEAL Deceased.

NOTICE TO CREDITORS

The administration of the Ancillary Estate of Phillip J. Neal deceased, whose date of death was November 27, 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 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). Florida, Probate Division, the address 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

HILLSBOROUGH COUNTY

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative: Nicolas Neal 13804 Hillcrest Drive Sun City Center, FL 33598

Attorney:

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

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

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

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.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILDREN)

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

YOU ARE NOTIFIED that an action TOU 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. 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 including but not limited to: Personal Property, 12123 Wildbrook Drive, Riverview, FL 33569.

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

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

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

Dated 8/15/2025 Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Isha Tirado-Baker Deputy Clerk 8/29-9/19/25 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-023529

RIVERBEND WEST COMMUNITY ASSOCIATION, INC.,

CATHY A. CHRISTENSEN, Defendant.

NOTICE OF ACTION 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 following 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 County, Florida.

Has been filed against you, and that you are required to serve a copy of your writ-

HILLSBOROUGH COUNTY

ten defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before **September 29, 2025**, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on August 22, 2025 Victor D. Crist
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602 Bv: 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

8/29-9/5/25I G 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002863 Division U

IN RE: ESTATE OF DAWN MARIE TIPPLE also known as DAWN M. TIPPLE

NOTICE TO CREDITORS

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 Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 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. Telephone: (813) 877-9222 8/29-9/5/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-002706

IN RE: ESTATE OF BONNIE L. SOLOMON Deceased.

NOTICE TO CREDITORS

The administration of the estate of Bonnie 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 and the personal representative and the personal representative. representative's attorney are set forth be-

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

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

HILLSBOROUGH COUNTY

FOREVER BARRED

NOTWITHSTANDING THE TIME PERI ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDÉNT'S DATE OF DEATH IS

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 ı ampa, Horida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: jj@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com

NOTICE OF SUSPENSION HILLSBOROUGH COUNTY

8/29-9/5/25I G 2T

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

A Notice of Suspension to suspend your 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

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 CHAPTED RESERVED THE FLORING AND THE FLORING TERS 83.806/83.805 OF THE FLORIDA

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

OWNER: MOHAMMAD A HASAN / LIEN HOLDER: NONE

ANY PERSON(S) CLAIMING ANY IN-TEREST 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

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 ris Howard B667 \$359

i ai vis i iowai u	D001	ψJJ7.J4
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
1041F N Flandala A	Tomno	EL 22/12

.40 10415 N. Florida Ave., Tampa, FL 33612 Elizabeth Pacheco \$323.50 606 Richard Mikulaj 1169 \$928.60 Georgiana Robinson 1141 \$606.00 Darrick Whitehead 143 \$462.84 Annica Morgan 1251 \$328.85 Monique Jackson 241 \$584 96 207 Rosetta Coleman \$246.54 \$573.72 Erik Torrente 1325 Ricardo Solomon 1280 \$455.70 2309 Angel Oliva Senior St., Tampa, FL 33605 Cournelius McDonald 3026E \$601.51 Stephanie Garcia-Mayor 3160W \$508.65

Flaine Godwin 3133W \$416.64 Breath of Life 3021F \$425.90 4406 W. Hillsborough Ave., Tampa, FL 33614 Krissia Archaga 4425 \$472.76 Candice McDay 4039 \$335.84 \$2,231.00 Theo Lane 3016 Aquitania Colbert 3073 Lisa Field 4248 \$341.84 Amanda Richardson 4021 \$429.15 Jeffrey Johnson 1215 \$294.44 Daniel Cotten 1302 \$550.92 \$280.00 Darlene Clark 4125 Veronica Vargas 1622 \$375.98 Elsa De Jesus 3176 \$354 54 Alton Walker \$273.74 4402 Rosy Maryorix Maldonado 3126 \$494.81 Mary La Rosa 3136 \$338 64 \$280.10 Larry Johnson 2120 Claudia Rios \$898.87

Aguitania Colbert 1210 \$359.85 \$335.84 Natasha Cooper 4131 5404 W. Waters Ave., Tampa, FL 33634 Dan White \$515.64 2166 Taybet Siso 1250 \$349.00 Victor Sanchez Solis 1047 \$426.90 Andrew Caldwell \$440.44 Joshua Chester 1037 \$638.80 11401 W. Hillsborough Ave., Tampa, FL 33635 \$400.05 Keisha Alamin 2064 Tinisha Hart \$304.04 Joshua Butler 1310 \$351 11 \$391.60 Juan Franco 2184

3182 Curlew Rd., Oldsmar, FL 34677 Ora Crutcher D021 \$811.20 John Carey Bernadette Billups C125 \$2,472.39 \$430.10 C204 Alexis Rambo B135 \$316.80

HILLSBOROUGH COUNTY

Frank Laurenzana G006 \$2 576 50 Andrew Snethen A139 \$430.10 Lexie McGeough C303 \$522.00 Flizaheth Gomez C025 \$1,059,20 Sonia Viera C041 \$487.20 Ebonee Walker C336 \$502.20 3939 W. Gandy Blvd., 33616 Tampa, FL 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 \$418.65 Sharonda Brown 024 6111 Gunn Hwy., Tampa, FL 33625 LaDonna Lowrey Marcus Gaddy 1048 \$584 24 Trisha Lee \$421.40 2537 Itziamar Rivera 1121 \$286.90 Lazarus Sims 3534-35 \$694.75 \$307.60 Don Hall 3570 Marla Stephens 3131 \$230.34 Roylan Alonso Lopez 1415 \$253.04 \$474.40 Jason Robertson 1714 Suleydi de Armas 3464-66 \$854.25 Bernadette Graham 2444 \$454.25 3523-25 Desiree Pitts \$491.10 Yakout Hammadi \$421.40 Dawn Dobson 3216 \$307.60 Amy Myers 2401 \$282.10 14123 State Rd. 54, Odessa, FL 33556 Yolimar Medina 1050 \$213.80

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

1176

\$399 50

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

File No. 25-CP-002878 Division A

IN RE: ESTATE OF JUDITH A. CONA

Ashlee Truzack

NOTICE TO CREDITORS

The administration of the estate of JUD-ITH 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 and the personal representative and the personal representative. 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 NO-TICE 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. 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 RAPPED. 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 Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above:

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.

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against 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 surviv-ing 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 creditor as specified under s. 732.2211,

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

NOTWITHSTANDING THE TIME PER-IODS 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: Brvan Tindale 807 Flagg Street Tallahassee, FL 32305

Attorney 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

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

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

CASE NO.: 2024-CA-002555

BANK OF AMERICA, N.A.,

BOVELL ROY MCKRACHON; et al Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on August 19, 2024 in the above-captioned action, the following property situated in Hillsborough County, Florida, described as:

LOT 31, BLOCK 9, EASTON PARK PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 110, PAGE 203, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLOR-IDA.

shall be sold by the Clerk of Court, VICTOR D. CRIST on the <u>13th day of October</u>, <u>2025 on-line at 10:00 a.m.</u> (Eastern Time) at http://www.hillsborough.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to acneeds an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled ceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8771; paired Line 1-800-955-8770.

Dated the 17th day of July, 2025 s/ Michael C. Coyle, Esq. MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: sbaker@storeylawgroup.com Attorneys for *PLAINTIFF*

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

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

JUVENILE DIVISION CASE NO. 22-DP-753 DIVISION: S

IN THE INTEREST OF: DOB: 5/3/2016 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, Edgecomb Courthouse, 800 East Twings Street Courtroom 312. Tampa El Twiggs Street, Courtroom 312, Tampa, FL 33602, for an **ADVISORY HEARING**.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TITLES CONSENT TO THE TERMINA-TION 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-

HILLSBOROUGH COUNTY

7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 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

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 Disestablishment 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 re-lief 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

You must keep the Clerk of the Circuit You must keep 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(se) on xecord at the clark's the address(es) on record at the clerk's

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.

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

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 LAW-RENCE 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.realforeclose.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

ANY PERSON CLAIMING AN INTER-EST 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.

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 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 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

HILLSBOROUGH COUNTY, FLORIDA

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY

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 ROB-ERT 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

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 PUB-LICATION OF THIS NOTICE.

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

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

The date of first publication of this 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

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

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

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 resentative 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 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 claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE

ALL CLAIMS, NOT SO 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: CARLA M. SPERRAZZA 51 Dexter Avenue Tonawanda, 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

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

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

IN RE: ESTATE OF CRYSTAL LAMBERT Deceased.

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS

(Summary Administration) The administration of the estate of Crvs tal Lambert, deceased, whose date of death was June 12, 2025, File Number death was Julie 12, 2023, The Trumber 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 attornev 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 NO-TICE 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 PER-IOD 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

8/29-9/5/25I G 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-061465

SHELL POINT COMMUNITY ASSOCIATION, INC., Plaintiff.

JOSEPH CASANOVA BELL, A SINGLE MAN Defendant(s).

NOTICE OF SALE

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:

Lot 24, of SHELL COVE PHASE 1, according to the plat thereof, as recorded in Plat Book 137, Page 58, of the Pub-lic Records of Hillsborough County, Florida.

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, on the HILLSBOROUGH County public auction website at http:// www.hillsborough.realforeclose.com, on October 10, 2025 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the cale.

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

Dated this August 21, 2025 c/ I Clarka F Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff Frazier & Bowles, Attorneys at Law

45379.165 8/29-9/5/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002708

Division B

IN RE: ESTATE OF **NELL PETERSON** Deceased.

NOTICE TO CREDITORS

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.

All creditors of the decedent and other 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.

All other creditors of the decedent and

HILLSBOROUGH COUNTY

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's death by the decedent of 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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI-DA 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/ Jason Roy Peterson JASON ROY PETERSON 131 Seaport Blvd., Apt. 621 Boston, MA 02210

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

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-002752 IN RECESTATE OF

JILL A. TAMBURO Deceased.

NOTICE TO CREDITORS

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 Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL

BE FOREVER BARRED. NOTWITHSTANDING THE TIME PER-IODS 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: Daniel Stratton 1951 Amberwood Drive Riverview, FL 33578

Attorneys for Personal Representative: /s/ Keegan Gothers Keegan Gothers, Esq. Florida Bar No. 1054370 Brice Zoecklein, Esq. Florida Bar No. 0085615 150 E. Bloomingdale Avenue Brandon, FL 33511 keegan@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice1@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001684

IN RE: ESTATE OF CECIBEL DUARTE Deceased.

NOTICE TO CREDITORS

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 personal representative and the personal per 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 PUB-LICATION 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/ Angel Luis Negron Angel Luis Negron 2821 Timberway Place Brandon, Florida 33511

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISIÓN File No. 25-CP-001506

IN RE: ESTATE OF PAIGE HOWARD Deceased.

NOTICE TO CREDITORS

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.

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 TICE 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 PE RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is August 29, 2025.

Personal Representative: JESSICA LYNN WIGGINS 2204 N. Spring Glade Circle Tampa, FL 33613

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

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

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

 $\underline{\mathsf{GADeservice} @ \mathsf{GendersAlvarez.com}}$

File No. 29-2025-CP-002764 Division Probate

IN RE: ESTATE OF TAMRA ANN GORRASI AKA TAMRA ANN KASPI Deceased.

NOTICE TO CREDITORS

The administration of the estate of TAM-RA 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 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.

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 THE OF THE ONLY WELL WELL THE ONLY WELL TH 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-

HILLSBOROUGH COUNTY

cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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

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.

ALL CLAIMS NOT FILED WITHIN THE TATUTES 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: HUNTER GRETEBECK 11711 N. Boulevard Tampa, Florida 33612

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: iessica@ieseicalvnnlaw.com E-Mail: jessica@jessicalynnlaw.com Secondary E-Mail: office@jessicalynnlaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No: 25-CP-002413 Division A

IN RE: ESTATE OF JUNIOR FITZROY TYRELL AKA JUNIOR F. TYRELL AKA JUNIOR TYRELL Deceased.

NOTICE TO CREDITORS

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.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, 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.

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.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaagainst decedents estate, including drilling tried, contingent or unliquidated claims, must file their claims with this court WITH-IN 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is August 29, 2025.

Personal Representative: /s/ Juliet Tyrell JULIET TYRELL 332 E. 29th St. Brooklyn, NY 11226

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: debbaker@londonbakerlaw.com

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

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

PROBATÉ DIVISION Case No.: 25-CP-002732 IN RE: ESTATE OF

JEFFREY KENT CHRISTY, Deceased.

NOTICE TO CREDITORS

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. 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and

HILLSBOROUGH COUNTY

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 ap-ply, unless a written demand is made by creditor as specified under s. 732.2211,

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

NOTWITHSTANDING THE TIME PER-IODS 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: Jennifer Ann Glidden 11223 Beeswing Place Riverview, FL 33578

Attorney for Personal Representative: Marley Dodd, Esq. Florida Bar No. 1058457 Brice Zoecklein, Esq. Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION

CASE NO.: 2025-CC-024308

CARROLLWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC., Plaintiff,

FRESH LEGAL PERSPECTIVE, PL, AS TRUSTEE ONLY UNDER THE JANUARY 1 2023 LAND TRUST. Defendant

NOTICE OF SALE

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:

Schedule A

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 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 nontan-gent north 89 degrees, 10 minutes, 02 seconds east, 116.71 feet; thence south 00 degrees, 49 minutes, 58 sec-onds east, 64.00 feet to the point of

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

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

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

/s/ Niurka F. Asmer Niurka F. Asmer, Esquire Florida Bar No: 370680 nasmer@appletonreiss.com Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Fax: 813-542-5054 Attorney for Plaintiff

8/29-9/5/24I G 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR HILLSBOROUGH COUNTY FAMILY LAW DIVISION CASE NO: 25-DR-005166

DIVISION: B IN RE: The Marriage of ASEEL ISSAM SAID ALIHAMDAN Petitioner,

AIMAN ADEL MOHAMMAD HAMDAN Respondent.

HILLSBOROUGH COUNTY

NOTICE OF ACTION

TO: AIMAN ADEL MOHAMMAD HAMDAN 9747 Tranquility Lake Circle, Apt. 202 Riverview, FL 33578

YOU ARE NOTIFIED that a post-judg ment action for modification of a final judg-ment 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. If you fail to do so, a default may be entered against you for the re-lief demanded in the petition.

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

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and 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.

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(ss) or record at the clark's the address(es) on record at the clerk's

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

Dated 8/20/2025 Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s Isha Tirado-Baker Deputy Clerk 8/29-9/19/25LG 4T

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

PROBATÉ DIVISION Case No: 2025-CP-001664

IN RE: ESTATE OF CARLA ELYNN FREEDMAN A/K/A CARLA E. FREEDMAN A/K/A CARLA FREEDMAN, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carla Elvnn Freedman a/k/a Carla E. Freedman alk/a Calla E. Freedman ak/a Calla E. Freedman ak/a Calla 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.

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 PUB-LICATION 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: Jeanne L. Shanin 10612 Walker Vista Dr. Riverview, Florida 33578

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002816 Division A IN RE: ESTATE OF

ELIO GONZALEZ, III Deceased.

NOTICE TO CREDITORS 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

HILLSBOROUGH COUNTY

of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative: GLORIA JEAN McCLAMMA 7001 W. Dormany Rd. Plant City, FL 33565

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002586 IN RE: ESTATE OF MYRIAM L. LEHR, Deceased.

NOTICE TO CREDITORS

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 be-

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.

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 PUB-LICATION 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: Eric Joseph Lehr 6019 Mornay Drive Tampa, Florida 33615

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

8/29-9/5/25I G 2T

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

FAMILY LAW DIVISION Case No.: 24-DR-002242 Division: D

IN RE: THE MARRIAGE OF: ZUZANA FAZEKASOVA, Petitioner/Wife,

TIMOTHY C. DRISCOLL JR., Respondent/Husband. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT) TO: TIMOTHY C. DRISCOLL JR. 12123 Wildbrook Drive Riverview, FL 33569

(Continued on next page)

LA GACETA/Friday, September 5, 2025/Page 29

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 Rustomiji, Esq., whose address is 3242 Henderson Blvd., Ste. 310, Tampa, FL 33609 on or before September 19, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

WARNING: Rule 12,285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 8/15/2025 Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Isha Tirado-Baker Deputy Clerk

8/22-9/12/25 4T

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

Case No.: 25DR10909 Division: CP

INGRID VANESSA ARCE MADRIGAL. Petitioner.

and DARRELL ANDREW DURHAM JR.

Respondent.

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on INGRID VANESSA ARCE MADRIGAL, whose address is 15040 S. US Hwy 301, Wimauma, FL 33598, on or before 9/19/2025, and file the original with the clerk of this Court at Clerk of Court the clerk of this Court at Clerk of Court. 301 N Michigan Ave Room 1071, Plant City, FL 33563 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily 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

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

Dated August 14, 2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Galina Zahorsky

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

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

Case No.: 25-DR-11165 Division: FP

STEPHANIE D ADAMS Petitioner,

and PRISCILLA M LOVETTE Respondent.

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on STEPHANIE D ADAMS, whose address is 6211 Olivedale Drive, Riverview, FL 33578, on or before 9/25/25, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you 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

You must keep the Clerk of the Circuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-

HILLSBOROUGH COUNTY

ily 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

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

Dated August 20, 2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA **FAMILY LAW DIVISION**

CASE NO.: 25-DR-006679

IN RE: The Marriage of:

HEATHER MAE JENNIFER ALMASRI.

IHAB EMAD ABDELRAHMAN ALMASRI, Respondent/Husband.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

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

YOU ARE HEREBY NOTIFIED that n 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 the Attorney, whose name and ad-

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

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

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

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

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

Victor D. Crist Clerk of the Circuit Court By: /s/ Mary Glover Deputy Clerk

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

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

JUVENILE DIVISION CASE NO. 24-DP-262 DIVISION: C

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Billy Cook, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termiand Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: X.C. born on 4/1/2024, and H.C. born on 4/1/2024. You are hereby commanded to appear on September 15, 2025, at 1:45 PM before the Honorable Daryl Manning at the Hillsborough Courthouse Courtroom 308, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR FAILURE 10 PERSUNALLI 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
OF CHILDREN MARGINISTICS

PARTICIPATION OF THE CHILD
TO THE OPEN MARGINISTICS

THE NOTICE OF THE OPEN MARGINISTICS

THE NOTICE OF THE OPEN MARGINISTICS

THE NOTICE OF THE OPEN MARGINISTICS

THE OPEN MARGIN OR CHILDREN NAMED IN THIS NOTICE.

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 TIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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

Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk

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

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

Case No: 25-DR-8559 Division: D

In re: The Marriage of:

HILLSBOROUGH COUNTY

ESTELA ARGENTINA PEREZ LEON Petitioner,

AROEL VANDEN BROELE Respondent.

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

TO: AROEL VANDEN BROELE Bahnhofstrasse 65 Wettingen, Switzerland

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ESTELA ARGENTINA PERany, to it on ESTELA ARGENTINA PER-EZ LEON, whose address is 816 W Min-nehaha, 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, 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 cer-tain 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

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA PROBATE DIVISION

File Number: 2025CP001880

IN RE: ESTATE OF Betty McNab-Boyle Deceased.

NOTICE TO CREDITORS

The administration of the estate of Betty McNab-Boyle, deceased, File Number: 2025CP001880, whose date of death was 26 December 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the co-personal representatives and their attorney are set forth

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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI-DA 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.

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

The date of first publication of this notice is September 5, 2025.

Co-Personal Representatives: James M. McNab 16742 S Shore Ln Eden Prairie, IL 60060 Barbara I Emde 801 Banbury Rd Mundelein, IL 60060

Attorney for Co-Personal Representatives: Marc H. Feldman Florida Bar Number 276537 Feldman & Roback 3908 26th St W Bradenton, FL 34205 (941) 758-8888 mhf@feldmanroback.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA. CASE No. 412022CA003444CAAXMA PHH MORTGAGE CORPORATION, PLAINTIFF,

VS.
THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, ASSIGN-ORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY LOU RAINES A/K/A MARY RAINES A/K/A MARY LOU

MANATEE COUNTY

GOAD RAINES (DECEASED), ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated June 4, 2024 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee Florida, on October 15, 2025, at 11:00 AM at WWW.MANATEE.REALFORECLOSE at WWW.MANATEE.REALFORECLOSE. COM for the following described property: COMMENCE AT THE SE CORNER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N 0 DEGREES 38 MINUTES 58 SECONDS W, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1350.09 FEET TO THE CENTERLINE OF 38TH AVENUE EAST; THENCE S. 89 DEGREES 10 MINUTES CENTERLINE OF 38TH AVENUE EAST; THENCE S 89 DEGREES 10 MINUTES 35 SECONDS W, ALONG SAID CENTERLINE 1342.26 FEET TO THE POINT OF BEGINNING; THENCE S 0 DEGREES 44 DEGREES 18 MINUTES 261.29 FEET; THENCE S 89 DEGREES 10 MINUTES 35 SECONDS W, 120.0 FEET; THENCE N 0 DEGREES 44 MINUTES 18 SECONDS W, 261.29 FEET; THENCE N 89 DEGREES 10 MINUTES 35 SECONDS E, 120.0 FEET TO THE P.O.B. LESS THE NORTH 25 FEET FOR ROAD

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the list 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

Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard

Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Marlon Hyatt, Esq. Marlon Hyatt, Esq. FBN: 72009

FBN: 72009
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Manatee County, Manatee County Jury Office at 941-741-4062, PO Box 25400, Bradenton, FL 34206 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 if you are hearing or voice impaired, call 11080-1019309

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-000770 THE RESIDENCES AT CROSSCREEK HOMEOWNERS ASSOCIATION, INC.,

LILIANA P. BARROS ESPINOSA, A SINGLE WOMAN AND EUDOMARIO RIOS TORRES, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Defendant

NOTICE OF ACTION TO: EUDOMARIO RIOS TORRES

3771 Manorwood Loop Parrish, FL 34219

You are notified that an action to fore-

close 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 against you airly you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon, Esq. as Frazier & Bowles, Attorneys at Law, Plaintiff's at-torney, whose address is 202 S. Rome Av-enue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 30 days from the first date of publication and flays 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.

If you are a person with a disability who needs any accommodation in order to 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 contact in partical please all 711 or voice impaired, please call 711.

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

Dated 8/27/2025 Angelina "Angel" Colonneso Clerk of Court and Comptroller Manatee County, Florida

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP1844 Division Probate

IN RE: ESTATE OF DOLORES RITA MANDERSCHEID AKA DOLORES B. MANDERSCHEID, AKA DOLORES R. MANDERSCHEID Deceased.

NOTICE TO CREDITORS

The administration of the estate of DOL-ORES RITA MANDERSCHEID aka DOL-ORES B. MANDERSCHEID, aka DOL-ORES R. MANDERSCHEID, deceased,

Manatee County

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.

All creditors of the decedent and other 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 rine 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 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.

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

All other creditors of the decedent and

TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 29, 2025.

Personal Representative: DAVID M. MANDERSCHEID 4001 70th Street East Palmetto, Florida 34221

Attorney for Personal Representative: JASON M. DEPAOLA DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA, PLLC 1206 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: jmd@dyeharrison.com Secondary E-Mail: beckyc@dyeharrison.com

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

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

CASE NO.: 2025CA000840AX FREEDOM MORTGAGE CORPORATION

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).

NOTICE OF ACTION

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 F. Campbell

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, ac-

cording to the plat thereof, as recorded in Plat Book 64, Page 128, of the Public Records of Manatee County, Florida. has been filed against you and you are

required to serve a copy of your written de-fenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, whose addites 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 there-after; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton. Florida 34206, (941) 741- 4062, at definding in the state of the s voice impaired, please call 711.

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

MANATEE COUNTY

floridabar.org/public/lrs/. WITNESS my hand and the seal of this Court this 25th day of August, 2025.

Angelina Colonnesso As Clerk of Court

Miller, George & Suggs, PLLC 8/29-9/5/25LG 2T

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

Case No. 2025-CA-001281

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

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.

NOTICE OF ACTION – MORTGAGE FORECLOSURE

TO: CHRISTDALE, LLC, a Florida limited liability company; AMY R. WHITT; The Unknown Heirs, Devisees, Grantees, Assignees Lienors Creditors 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 mortge on the following property in MANA-TEE County, Florida:

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on PATTI W. 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 data and long these than trenty (cited 1/39) or date not less than twenty-eight (28) nor more than sixty (60) days after the date of the first publication of this notice, and file the original with the Clerk of Court either before service on Plaintiff THE BANK OF TAMPA's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

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

DATED this 19th day of August, 2025. Angelina "Angel" Colonneso Clerk of Circuit Court Bv: /s/ Kris Gaffnev Deputy Clerk

8/22-9/12/25 4T

ORANGE COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

WEBER ALUMINUM

Owner: Weber Properties & Constructions Corp 4042 Hunters Park I n Orlando, FL 32837

9/5/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the

ORANGE COUNTY

Florida Statutes (Chapter 90-267), the

trade name of:

FAVE LF CLEANING SERVICES

Owner: Onildo V Ladvig Neto 8087 Poinciana Blvd Apt 417 Orlando, FL 32821 9/5/25LG 1T

NOTICE OF SALE

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

2020 FORD PK 1FT8W4DT2LEE42122 SEPT. 25, 2025 AT: THE HOUSE OF TRUCKS LLC 1431 CLARK'S SUMMIT CT, ORLANDO, FL 32828 P#: 321-315-5828 TOTAL: 15,197.23

2020 I NDR LIT SAI W72RE3I A725626 OCT. 14, 2025 AT: DB ORLANDO COL-LISION INC. 6359 EDGEWATER DR, ORLANDO, FL 32810 P#: 407-436-6500 TOTAL: 1,413.98

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSU-ANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SAT-ISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR. SERVICES PERFORMED, AND STOR-AGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VE-HICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHI-CLE MAY FILE A DEMAND FOR HEAR-ING WITH THE CLERK OF THE CIRCUIT COURT IN THE COUNTY WHERE THE VEHICLE IS HELD TO DETERMINE
WHETHER THE VEHICLE HAS BEEN
WRONGFULLY TAKEN OR WITHHELD FROM HIM OR HER.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPLITED TRANSACTION OCCUIRRED PUTED TRANSACTION OCCURRED.

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

9/5/25LG 1T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001746 O

IN RE: ESTATE OF JOSEPH LAWRENCE HEINL, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joseph Lawrence Heinl, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI-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 September 5, 2025.

Personal Representative: Deborah Heinl Johnson 422 Phelps Ave. Winter Park, FL 32789

Attorney for Personal Representative: Wesley T. Dunaway Esq. E-mail Address: wtdfilings@kovarlawgroup.com Florida Bar No. 98385 Kovar Law Group 111 N. Orange Ave., Ste. 800 Orlando, FL 32801

Telephone: 407-603-6652 9/5-9/12/25LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2025-CC-003756-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION, INC., Plaintiff.

NATALY FANOUS AND MENA FANOUS, Defendants.

NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur-

ORANGE COUNTY

suant 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 scribed 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 Records of Orange County, Florida.

will be sold at public sale by the Orange County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.orange.realforeclose.com at 11:00 A.M. on October 20, 2025.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court 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 imposed and 14 200 RES 2774 impaired, call 1-800-955-8771.

/s/ Nadine M. Appleton Nadine M. Appleton, Esquire Florida Bar No: 166227 nappleton@appletonreiss.com Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Fax: 813-542-5054 Attorney for Plaintiff

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

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

CIVIL DIVISION CASE NO. 2025-CA-007378-O

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff,

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.

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

ANY AND ALL UNKNOWN O. 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 ORANGE, 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.

more commonly known as 309 Bay Street, Apopka, FL 32712.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiffs 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.

"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 priproceeding snail, within seven (7) days pro-or to any proceeding, contact the Adminis-trative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

WITNESS my hand and seal of this Court on the 14th day of August, 2025. Tiffany Moore Russell, Clerk of Courts

Orange County, Florida 425 N Orange Ave, Orlando, FL 32801 By: s/ Nancy Garcia Deputy Clerk

24-F000791/JC

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

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025-CC-015124-O

WINTER PARK WOODS CONDOMINIUM ASSOCIATION. INC., Plaintiff,

THE UNKNOWN HEIRS. DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST VICTOR BLAS, Defendants.

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST VICTOR BLAS

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

ORANGE COUNTY

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 County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on July 20, 2025. Tiffany Moore Russell, Clerk of Courts Civil Div - 425 N Orange Ave Room 350 Orlando, FL 32801 By: /s/ Karina Tayeras 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

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

NOTICE OF ADMINISTRATIVE COMPLAINT **ORANGE COUNTY**

To: ALEJANDRO D. DELAROSA Case No.: CD202502774/D 3300853

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

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

NOTICE OF SUSPENSION ORANGE COUNTY

To: IESHA L. SCOTT Case No.: CD202506727/D 3101201

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

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

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

CASE NO: 2022-DR-001061-O DIVISION: 30

In Re: The Former Marriage of: DANIELY SILVA ALVAREZ Petitioner. And

RAYDEL ALVAREZ Respondent.

NOTICE OF ACTION FOR PUBLICATION TO: RAYDEL ALVAREZ

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 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

default will be entered against you for the relief demanded in the petition. WARNING: Rule 12 2.285, Flo WARNING: Kule 12,200, Figure 1 entity Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of

DATED this 15th day of August, 2025 Tiffany Moore Russell Clerk of the Circuit Court

By: /s/ Juan Vazquez Deputy Clerk 8/22-9/12/25LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY To: KESAHN ARTIS

Case No.: CD202504469/D 3125808

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

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

NOTICE OF

ORANGE COUNTY ADMINISTRATIVE COMPLAINT

ORANGE COUNTY To: MATTHEW K. DUTAIR

Case No.: CD202501402/D 3412833 An Administrative Complaint to revoke 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

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

NOTICE OF SUSPENSION **ORANGE COUNTY**

To: MARC ANTOINE NOEL

Case No.: CD202504643/D 3418001 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 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

OSCEOLA COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 49-2022-CA-000776 U.S. BANK NATIONAL ASSOCIATION,

VS. JUAN MORALES, et al, Defendant(s).

Plaintiff,

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 13, 2025, and entered in Case No. 49-2022-CA-000776 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which U.S. Bank National Association, is the Plaintiff and Juan Morales, Florida Housing Finance Corporation, Associa-tion Of Poinciana Villages, Inc., Poinciana Village Five Association, Inc., Unknown Party#1 N/K/A Odette Rodriguez, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on September 24, 2025 the following described property as set forth in

said Final Judgment of Foreclosure: LOT 17, BLOCK 2114, POINCIANA HEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THERE-OF, RECORDED IN PLAT BOOK 3, PAGE(S) 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. A/K/A 819 CABARET COURT KIS-

SIMMEE FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk

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

Dated this 1st day of September, 2025. By: /s/ Justin Ritchie Justin Ritchie, Esq. Florida Bar #106621

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743

ax: (813) 221-9171 eService: servealaw@albertellilaw.com CT - 22-001126

9/5-9/12/25LG 2T

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

CIVIL ACTION CASE NO.: 49-2022-CA-000842

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, THE UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, SUSANA CUERVO-THORNTON AKA SUSAN CUERVO THORNTON, DECEASED. Defendant(s).

NOTICE OF RESCHEDULED SALE

PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 13, 2025, and entered

OSCEOLA COUNTY

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

CIVIL DIVISION

CASE NO.: 25-CC-002170

NOTICE OF SALE

ant to the Final Judgment of Foreclosure

entered in this cause on August 26, 2025, by the County Court of Osceola County,

Lot 94 of NOVA POINTE PHASE 1, ac-

cording to the Plat thereof as recorded in Plat Book 22, Page(s) 86-87, of the Public Records of Osceola County.

and more commonly known as 1401 Pine Marsh Loop, Saint Cloud, FL 34771

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

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 unablants.

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 Administra-

tor, 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

Honda Ball No. 70079

Kmartinez@bushross.com

BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601

Phone: 813-204-6492

Fax: 813-223-9620

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

CIVIL DIVISION

CASE NO. 492025CA000285XXXAXA

SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL

NOTICE OF SALE

PURSUANT TO CHAPTER 45

ant to Final Judgement dated August 19, 2025 and entered in Case No. 492025CA000285XXXAXA of the Circuit

492025CA000285XXXAXA 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. HERNANDEZ, OSCEOLA COUNTY, the Defendants. Armando Ramirez, Esq., Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and

County, Florida will sell to the highest and

best bidder for cash at the Osceola Coun-

ty Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola, Florida

at 11:00 AM on **October 2, 2025**, the fol-

lowing described property as set forth in said Order of Final Judgment, to wit:

LOT 16. BLOCK 2213. POINCIANA NEIGHBORHOOD I, VILLAGE 5, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3,

RECORDS OF OSCEOLA COUNTY.

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

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.

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 at Osceola County, Florida, this

25th day of August, 2025.

Telephone: (813) 656-8801 Fax: (813) 656-8802

flemailservice@rlselaw.com

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

RUBIN LUBLIN, LLC

Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603

"In accordance with the Americans With

FLORIDA

may claim the surplus.

NOTICE IS HEREBY GIVEN pursu-

WILMINGTON SAVINGS FUND

MORTGAGE LOAN TRUST I

ELSA ORTIZ, et al.

Plaintiff. VS.

Defendants.

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

voice impaired, call 1-800-955-8771.

/s/ Katherine Martinez, Esq. Florida Bar No. 70879

Attorney for Plaintiff

reports the funds as unclaimed.

November 13, 2025.

Florida, the property described as

NOTICE IS HEREBY GIVEN that, pursu-

NOVA POINTE HOMEOWNERS

ASSOCIATION, INC.,

PAUL G. GILLAND AND TARA ANNE GILLAND,

Plaintiff.

Defendants.

OSCEOLA COUNTY

in Case No. 49-2022-CA-000842 of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Susana Cuervo-Thornton aka Susan Cuervo Thornton. deceased, Andres Cuervo, Martha Berrios, Rosa M. Alvarez, Florida Housing Finance Corporation, Aqua Finance, Inc., Unknown Party #1 N/K/A Orlando Soliz, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on September 30, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 19, BLOCK C, EUREKA, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 47, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, LESS THE EAST 17 FEET THEREOF.

A/K/A 763 ROLFE STREET KISSIM-MEE FL 34741

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

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

Dated this 1st day of September, 2025.

By: /s/ Justin Ritchie Florida Bar #106621

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

eService: servealaw@albertellilaw.com

CT - 22-000585 9/5-9/12/25LG 2T

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

CIVIL ACTION CASE NO.: 2023 CA 004029 MF

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

RICARDO AGOSTINHO, et al, Defendant(s).

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

VILLAGE UNIT 3, ACCORDING
TO THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK 9, PAGE 181, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. A/K/A 209 NORFOLK PLACE KIS-SIMMEE FL 34747

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, cost to you to the i sion of certain assistance. Please contact Court Adminis assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.

Dated this 6th day of August, 2025. By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq.

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

IN/22-010360

9/5-9/12/25LG 2T

IN THE COUNTY COURT IN AND FOR

OSCEOLA COUNTY, FLORIDA Case No.: 2024 CC 004370 CL

Eagle Bay of Osceola County Homeowners Association, Inc. Plaintiff,

Jean Carlos Calderon Rodriguez; et al. Defendant(s).

NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated

OSCEOLA COUNTY

September 2, 2025, and entered in Case Number: 2024 CC 004370 CL, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Eagle Bay of Osceola County Homeowners Association, Inc. is the Plaintiff, and Jean Carlos Calderor Rodriguez, and All Unknown Tenants/ Owners 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 November 13, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description: LOT 353, OF EAGLE BAY PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 13 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY,

Property Address: 2508 Tanner Terr., Kissimmee, FL 34743

FLORIDA

ANY PERSON CLAIMING AN INTER-EST 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 potification if the time upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 2nd day of September, 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/ Don H. Nguyen Don H. Nguyen, Esquire Florida Bar No. 51304 don@dhnattorneys.com

9/5-9/12/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

MR FINANCIAL GROUP

Manuel Robusto 2628 Pleasant Cypress Circle Kissimmee, Florida 34741

9/5/25LG 1T

NOTICE OF SALE

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

2015 BMW 4D WBA3B5C56FF962141 SEPT. 25, 2025 AT: KISSIMMEE AUTO BODY INC. 840 E DONEGAN AVE, KIS-SIMMEE, FL 34744 P#: 689-221-5097 ΓΟΤΑL: \$2,472.21

2014 JEEP UT 1C4NJPFA3ED618067 OCT. 6, 2025 AT: BAM BAM AUTO RE-PAIR ENTERPRISES LLC 1103 POR-TAGE ST, KISSIMMEE, FL 34741 P#: 407-750-8075 TOTAL: \$4,634.79

2011 INFI UT JN8AZ2ND6B9700819 OCT. 14, 2025 AT: KISSIMMEE AUTO BODY INC. 840 E DONEGAN AVE, KIS-SIMMEE, FL 34744 TOTAL: \$10,009.43 FL 34744 P#: 407-785-2211

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

9/5/25LG 1T IN THE CIRCUIT COURT OF THE NINTH

JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA PNC Bank, National Association

Plaintiff, Paula M. Suarez. et al. Defendants. Case No.: 2020 CA 000618

Division: 61 Judge Christine E. Arendas

real property:

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

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

pendens must lile 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

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

24-F000489/TL 8/29-9/5/25LG 2T

OSCEOLA COUNTY

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION

CASE NO: 2023 CC 001202

EAGLE BAY TOWNHOMES OF OSCEOLA COUNTY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

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.

NOTICE OF SALE **PURSUANT TO CHAPTER 45**

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 TOP WAI TERS an unmarried woman 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 County Court will sell to the highest bidder for cash on October 7, 2025 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 INTER

ANY PERSON CLAIMING AN INTER-EST 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 COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2024 CC 002823 CF

Overlook Reserve Homeowners Association, Inc., Plaintiff,

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 News paper, wherein Overlook Reserve Home owners Association, Inc. is the Plaintiff and Shynetra Reshae Jackson, Kenneth Menard Jackson, and Secretary of Housing and Urban Development are the De fendants, the clerk will sell to the highest and best bidder for cash at the Osceola County Historic Courthouse, 3 Court-house 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 RE-CORDED IN PLAT BOOK 27, PAGES 65 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCE-OLA COUNTY, FLORIDA.

Property Address: 4679 Marcos Circle, Kissimmee, FL 34758

ANY PERSON CLAIMING AN INTER EST 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 of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 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@dhnattorneys.com

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

OSCEOLA COUNTY

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 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. this cause in accordance with law

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

PASCO COUNTY

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001361CPAXWS IN RE: ESTATE OF

CHARLTON MARTIN WILLIAMS Deceased

NOTICE TO CREDITORS

The administration of the estate of CHARLTON MARTIN WILLIAMS, deceased, whose date of death was February 28, 2024; File Number 2025CPruary 28, 2024; File Number 2025CP-001361CPAXWS, 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 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 NO-TICE 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.

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 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 September 5, 2025.

Personal Representative JESSICA XAVIER WILLIAMS 12409 Sourwood Way New Port Richey, FL 34654

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

9/5-9/12/25LG 2T

CASE NO.: 2025CC003189CCAXES

GRAND OAKS MASTER ASSOCIATION, INC. Plaintiff,

JAMES R. MELVIN and ROSE MELVIN, Defendant.

NOTICE OF ACTION

TO: JAMES R. MELVIN 5110 Balsam Drive Land O' Lakes, FL 34639

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

Lot 7, Block 4, GRAND OAKS PHASE 2, UNITS 1 AND 2, according to the Plat thereof, recorded in Plat Book 40, pages 1 through 6 inclusive, of the Public Records of Pasco 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, Plain-tiff'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 10/6/2025.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, 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

PASCO COUNTY

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 commodate for this service. Persons with disabilities needing transportation to court should contact their local public transpor-tation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court on September 2, 2025.

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

9/5-9/12/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CC004599CCAXES

GRAND OAKS MASTER ASSOCIATION,

Plaintiff,

VS.

SHARON DENISE BROWN, Defendant.

NOTICE OF ACTION

TO: SHARON DENISE BROWN 25627 Frith Street Land O' Lakes, FL 34639

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

Lot 15, Block 10, GRAND OAKS, PHASE 2, UNIT NO. 9, according to the plat thereof, as recorded in Plat Book 42, Page 119, of the Public Recorded 15 Pages Courts Floridae ords of Pasco 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 en tered against you for the relief demanded in the Complaint or petition. Due on or before 10/6/2025.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, 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.

WITNESS my hand and the seal of this Court on September 2, 2025.

Bv: s/ Nikki Alvarez-Sowles Pasco County Clerk & 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

9/5-9/12/25LG 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:

AI FUZION

Owner: Samuel Ortiz 15029 14th Street Dade City, FL 33523

9/5/25LG 1T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No.: 2025CP001247CPAXES

IN RE: ESTATE OF JAMES LOUIS MANDEVILLE, Deceased

NOTICE TO CREDITORS

The administration of the estate of JAMES LOUIS MANDEVILLE, deceased; JANNES LOUIS MANDEVILLE, deceased; whose date of death was February 11, 2025; file number, 2025CP001247CPAX-ES, is pending in the Circuit Court for Pasco County, Florida, Probate Division the address of which is 38053 Live Oak Avenue, Dade City, FL 33523. The names and addresses of the personal representations. and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PE RIOD SET FORTH ABOVE, ANY CLAIM

PASCO COUNTY

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Prop-erty Rights at Death Act, as described in Fla. Stat. §§ 732.216 – 732.228, applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211. See Fla. Stat. § 733.2121(1).

The date of first publication of this notice is September 5, 2025.

Personal Representative: CODY MCCANN 31 Sylvester St. Springfield, MA 01109

Personal Representative's Attorney: /s/ Silvia A. Brett Silvia A. Brett, Esq. Florida Bar No: 123736 Brett Legal, PLLC 360 Central Ave., Suite 800 St. Petersburg, FL 33701 Direct: (727) 308-1361 Email: sbrett@brettlegal.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION Case No.: 2025-CP-001288

IN RE: ESTATE OF JAMES E. CHRISTENSEN,

NOTICE TO CREDITORS

The administration of the Estate of James E. Christensen, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road. Suite 104, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 surviv ing 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 ap ply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes.

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: /s/ Jami K. Childs Jami K. Childs 13380 Carter Road Painesville, OH 44077

Attorney for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071

9/5-9/12/25LG 2T

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

PROBATE DIVISION Case No: 2025-CP-001156

IN RE: ESTATE OF ANNA WABISZCZEWICZ

Fax: (813) 925-4310

Deceased. **NOTICE TO CREDITORS**

The administration of the estate of Anna Wabiszczewicz, deceased, whose date of death was February 9, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 delivery. be filed with the clerk.

PASCO COUNTY

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION 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 September 5, 2025.

Personal Representative: Peter J. Wabiszczewicz a/k/a Piotr Wabiszczewicz 4210 Grove Avenue Brookfield, Illinois 60513

Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 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

9/5-9/12/25LG 2T

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

PROBATE DIVISION Case No: 2025-CP-000872

IN RE: ESTATE OF SARAH ROSE CARMELITANO A/K/A SARAH R. CARMELITANO, Deceased.

NOTICE TO CREDITORS (Subsequent Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE

You are hereby notified that an Order of Subsequent Summary Administration has been entered in the estate of Sarah Rose Carmelitano a/k/a Sarah R. Carmelitano, deceased, File Number 2025-CP-000872, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654: that the decedent's date of death 34654; that the decedent's date of death was January 19, 2025; that the total value of the estate is \$12,618.43 and that the names and addresses of those to whom it has been assigned by such order are: Scott J. Carmelitano (Son)

1000 Brickell Plaza, Unit 3706 Miami, FL 33131 Frank Carmelitano (Son) 5536 NE 6th Avenue Fort Lauderdale, FL 33334 Cheryl Carmelitano (Daughter) Calle Antonio Lopez Aguado 1 28029, Madrid, Spain

ALL INTERESTED PERSONS ARE NOTI-

All creditors of the estate of the decedent All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration with file their claims with Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.

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

NOTWITHSTANDING ANY OTHER AP-PLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is September 5, 2025.

Person Giving Notice: Scott J. Carmelitano 1000 Brickell Plaza, Unit 3706 Miami, Florida 33131

Attorney for Person Giving Notice: Attorney for Person Giving Notice: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 869-7346 paul@messinalawgroup.com service@messinalawgroup.com service@messinalawgroup.com 9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File Number 2025-CP-1149-WS

IN RE: ESTATE OF JOHN ALLEN FRANCIS. Deceased

NOTICE TO CREDITORS

The administration of the estate of JOHN ALLEN FRANCIS, deceased, whose date of death was March 31, 2025, is pending in the circuit court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the

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 BE-FORE THE LATER OF 3 MONTHS AFTER THE 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

PASCO COUNTY

AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: AMANDA F. ROMAN 20 Strong Drive East Hartford, CT 06118

Attorney for Personal Representative: Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 (727) 843-0566 Fla. Bar No. 377937 email: mattellrod@verizon.net

9/5-9/12/25LG 2T

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

CASE NO.: 2025CA001155CAAXES FREEDOMMORTGAGE CORPORATION

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 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 and AVALON PARK WEST HOMEOWNERS ASSOCIATION, INC are defendants. Nikki Alvarez-Sowles. Esq as the Clerk of the Circuit Court shall sel 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

A.M. of the Ish 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 FARMENT AND THE PROPERTY AND THE

RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 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.

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 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

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 Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1018999

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

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.

the Final Judgment of Foreclosure dated 08/12/2025, and entered in Case No. 24-CA-002818 of the Circuit Court of the 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 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. assco.realforeclose.com at 11:00 a.m. pasco.realforeclose.com at 11:00 a.m. on September 30, 2025, the following

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;

PASCO COUNTY

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.

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 other than the other than the clerk reports the 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, Esq.

Elorida Ray No. 98636

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, 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 accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. 11080-1018833

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

CASE NO.: 2024CA002580CAAXES

FREEDOM MORTGAGE CORPORATION Plaintiff.

TIMOTHY T. GASKIN A/K/A TIMOTHY GASKIN AND SHANNA N. SEVERANCE A/K/A SHANNA SEVERANCE. ET AL.. Defendant(s)

NOTICE OF ACTION

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

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

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

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

Current Residence: UNKNOWN Unknown spouse of Timothy T. Gaskin A/K/A Timothy Gaskin

Last Known Address: 6105 W Dormany Rd, Plant City, FL 33565 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

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

COMMENCING AT THE NE CORNER OF THE SW 1/4 OF SECTION 14, RUN S 00° 45' 53" W, 665.57 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 14 TO THE NE COR-NER 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 14, THENCE 3 00 46 46 W., 30.00
FEET TO A POINT ON THE SOUTH
RIGHT OF WAY LINE OF VINSON
AVENUE AND THE POINT OF BEGIN-NING; 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 THE EAST RIGHT OF WAY LINE OF STH STREET; THENCE RUN N 00° 46' 48" E, 103.87 FEET ALONG THE EAST RIGHT OF THE WAY LINE OF STH 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 THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE 150.00 FEET TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before September 15, 2025, within or before September 15, 2025, within or before detect Least thirty (20) draw offers before September 15, 2025, within or be-fore 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 there-after; 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 par-ticipate 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 con-

PASCO COUNTY

tact 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 im-paired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court this 12th day of August, 2025. Nikki Alvarez-Sowles, Esq. As Clerk of Court

By: s/ Haley Joyner As Deputy Clerk Miller, George & Suggs, PLLC

8/29-9/5/25LG 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 impediately thereafter [f.vou.file] to do so. mediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of docu-ments 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 & 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 ROSE-MARY 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 address of the parcent the parcent the property of the parcent the parcent of the parcent the parcent of the parcent o 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 NO-TICE 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.

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

<u>DBA@GendersAlvarez.com</u> 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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

PASCO COUNTY

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/l/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 & 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 al representative's attorney are set forth

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 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative: Graham Miller 11208 Shelter Cove Loop New Port Richey, FL 34654

Attorney 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

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

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

Case No. 2025-CP-001301

IN RE: ESTATE OF WILLIAM SKUTT Deceased.

NOTICE TO CREDITORS

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.

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 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 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

PASCO COUNTY

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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative:

Crystal Dolcemascolo 31329 Wrencrest Drive Wesley Chapel, Florida 33543 Attorney for Personal Representative: /s/ Keegan Gothers Keegan Gothers, Esq. Florida Bar No. 1054370 Brice Zoecklein, Esq. Brice Zoecklein, Esq.
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511
keegan@zoeckleinlawpa.com

brice@zoeckleinlawpa.com

eservice1@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 8/29-9/5/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001072

IN RE- ESTATE OF JONATHON LUCAS WELLINGTON a/k/a JONATHON L. 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 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 are required may result in a judgement of as required may result in a judgement or order for the relief demanded, without fur-

ther notice. Signed on this 25th day of August, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Jennifer Odell

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CC005435CCAXES

OAKSTFAD HOMEOWNER'S ASSOCIATION, INC., Plaintiff,

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAMING BY, THROUGH, UNDER, OR AGAINST SHARON BREHER, DECEASED, Defendant(s).

NOTICE OF ACTION

TO: Unknown Heirs of Sharon Breher, et als 19315 Weedon Court Land O' Lakes, FL 34638

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

Lot 16, Block 19, Oakstead Parcel 5, a subdivision according to the plat there-of recorded at Plat Book 47, Page 46, in the Public Records of Pasco County, Florida

A lawsuit has been filed against you and required to serve a copy of you you are required to serve a copy or 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 the profits of the property of the profits of the profit thereafter; otherwise a default will be en-tered against you for the relief demanded in the Complaint or petition. Due on or before 9/29/2025

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, 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 Inforof 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. disabled transportation services

WITNESS my hand and the seal of this Court on August 25, 2025.

By: s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq.

PASCO COUNTY

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

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-001449

WOODLAND VILLAGE AT SHADOW RUN ASSOCIATION, INC., Plaintiff.

SHANNON MARIE CIAGO, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Fore-closure entered in this cause on August 20, 2025, by the County Court of Pasco County, Florida, for the following property described as:

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 Coun-ty, Florida.

and more commonly known as 12341 Gallant Court, Hudson, FL 34669

pasco.realforeclose.com, on October 8, 2025, at 11:00 A.M.

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

If you are a person with a disability who 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 the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FL PROBATE DIVISION

File Number: 25-CP-001201 In Re The Estate of:

Richard J. Thomas aka Richard James Thomas, Deceased.

NOTICE TO CREDITORS

The administration of the estate of 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 rand the personal representative rand the personal representative. tive's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claim with this court 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 NO-TICE 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.

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: Robin N. Laudenslager 18960 Dale Mabry Hwy Lutz FL 33548

Attorney For Personal Representative: Adria Beenhakker Dickey 18960 Dale Mabry Hwy Lutz FL 33548 (813) 586-3200 FL Bar Number: 467308 adria@adriadickeylaw.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001387CPAXES

Division Probate IN RE: ESTATE OF

DAWN BRENDA BARTELS NOTICE TO CREDITORS

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 adress of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and

PASCO COUNTY

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 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 CONTRET THIS 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 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 predict as specified under s. 732.2214 creditor as specified under ss. 732.2211, Florida Statutes.

ALL CLAIMS NOT SO FILED 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/ Emma Hemness EMMA HEMNESS 309 North Parsons Avenue Brandon, FL 33510

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
(942) 645 5207 (813) 661-5297 (813) 689-8725 fax dana@hemnesslaw.com service@hemnesslaw.com

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

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

Case No.: 2025DR003016

JESSICA BAHIA GEORGES, Petitioner,

Respondent.

And SHADI SAMI NASSEM BOGOTER,

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage including a minor child has been filed against you and that you are required to serve a copy of your answer and written defenses, if any, to it on JESSICA BAHIA GEORGES, C/O SARA EVANS, ESQ, 6421 N. Florida Ave., D-1515, Tampa, FL 33604, on or before September 22, 2025, and file the original with the clerk of this Court at PASCO COUNTY COURTHOUSE, 38053 Live Oak Avenue, Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief de-YOU ARE NOTIFIED that an action for be entered against you for the relief demanded in the petition.

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

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

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

Dated August 18, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Melanie Gray

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

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

Case No.: 2023DR001791 ALISHA HARPER.

Petitioner, and CHRISAPHER HARPER, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN

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

YOU ARE NOTIFIED that an action for 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 HARP-ER, whose address is 32867 Pez Landing Lane, Wesley Chapel, FL 33543, on or before 9/22/2025, and file the original with the clerk of this Court at PASCO COUNTY Clerk & Comptroller, P.O. Box 338, New Port Richey, FL 34656-0338, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief debe entered against you for the relief demanded in the petition.

PASCO COUNTY

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

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

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

Dated August 18, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Melanie Gray

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

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

Case No.: 2025-DR-117

PHILLIS MARTIN and JOSHUA MARTIN. Petitioner.

ADRIANA M. LOPEZ, Respondent.

NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER

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

YOU ARE NOTIFIED that a Petition for Temporary Custody by Extended Family Member has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lind-say 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 september 13, 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 demandad in the petition. ed in the petition.

Physical Description of Respondent: Age: 31 Race: Caucasian

Hair Color: Dirty Blonde to Light Brown Eve Color: Blue Approximate Height: 6'2" Approximate Weight: Unknown Dates of Publication: August 15, 2025. August 22, 2025, August 29, 2025,

September 5, 2025 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

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 to the address(es) on record at the clerk's office.

Dated 8/13/2025 Clerk of the Circuit Court

Deputy Clerk

8/15-9/5/25 4T

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

CIVIL DIVISION CASE NO.: 2025CA000229CAAXES Division: B

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

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

NOTICE OF ACTION

TO: Defendants, JOHN M. DALFINO, deceased, and ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs devisees grantees and judgment. 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 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: in this action:

PASCO COUNTY

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

THE NORTH 220 FEET OF EAST 1/2 OF SOUTHWEST ¼ LYING EAST OF FT. KING ROAD AND NORTH 220 FEET OF WEST ½ OF SOUTHEAST ½ OF SOUTHWEST ¼, ALL IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.

LESS THOSE PARCELS DESCRIBED

OFFICIAL RECORDS BOOK 6394, PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6394,

PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6394,
PAGES 267 THROUGH 268, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6394,
PAGES 113 THROUGH 114, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6409,
PAGES 1262 THROUGH 1263. OF

PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6426,
PAGES 1596 THROUGH 1597, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6457,
PAGES 50 THROUGH 51, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6472,
PAGES 1878 THROUGH 1879, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6468,

CO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6468,
PAGES 589 THROUGH 590, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6457,
PAGES 33 THROUGH 34, OF THE
PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6547,
PAGES 1771 THROUGH 1772. OF

OFFICIAL RECORDS BOOK 6547, PAGES 1771 THROUGH 1772, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
 OFFICIAL RECORDS BOOK 6620, PAGES 888 THROUGH 889, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
 OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
 OFFICIAL RECORDS BOOK 6522, PAGES 78 THROUGH 79, OF THE

PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

COUNTY, FLORIDA;

15. OFFICIAL RECORDS BOOK 6696, PAGES 1781 THROUGH 1782, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

16. OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

17. OFFICIAL RECORDS BOOK 6743, PAGES 1398 THROUGH 1399. OF

PAGES 1398 THROUGH 1399, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6743,
PAGES 1489 THROUGH 1490, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6820,
PAGES 1385 THROUGH 1386, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6814,
PAGES 1479 THROUGH 1480. OF

PAGES 1479 THROUGH 1480, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CO COUNTY, FLORIDA;
21. OFFICIAL RECORDS BOOK 6808,
PAGES 207 THROUGH 208, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
22. OFFICIAL RECORDS BOOK 6806,
PAGES 1954 THROUGH 1955, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
23. OFFICIAL RECORDS BOOK 6787,
PAGES 968 THROUGH 969, OF

PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CO COUNTY, FLORIDA;

24. OFFICIAL RECORDS BOOK 6814,
PAGES 1508 THROUGH 1509, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

25. OFFICIAL RECORDS BOOK 6901,
PAGES 522 THROUGH 523, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

26. OFFICIAL RECORDS BOOK 6901,
PAGES 701 THROUGH 702. OF

PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CO COUNTY, FLORIDA;
27. OFFICIAL RECORDS BOOK 6922,
PAGES 993 THROUGH 994, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
28. OFFICIAL RECORDS BOOK 6922,
PAGES 989 THROUGH 990, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
29. OFFICIAL RECORDS BOOK 6922,
PAGES 995 THROUGH 996. OF

PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CO COUNTY, FLORIDA;
30. OFFICIAL RECORDS BOOK 7024, PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
31. OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
32. OFFICIAL RECORDS BOOK 7101, PAGES 80 THROUGH 81. OF THE

OFFICIAL RECORDS BOOK 7101, PAGES 80 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 7110, PAGES 976 THROUGH 977, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 7110, PAGES 1245 THROUGH 1246, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 7101, PAGES 200 THROUGH 201, OF

PAGES 200 THROUGH 201, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 7291,
PAGES 817 THROUGH 818, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 7291,
PAGES 850 THROUGH 851, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

PASCO COUNTY

38. OFFICIAL RECORDS BOOK 7291, PAGES 878 THROUGH 879, OF THE PUBLIC RECORDS OF PAS-

CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7291 PAGES 1039 THROUGH 1040, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PAS-

CO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 7375,
PAGES 26 THROUGH 27, OF THE
PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7375

PAGES 394 THROUGH 395, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7375, PAGES 409 THROUGH 410, OF THE PUBLIC RECORDS OF PAS-

OCOUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 7518,
PAGES 1075 THROUGH 1076, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 7538,
ARCES 227 THROUGH 239, OF

PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7533, PAGES 343 THROUGH 344, OF THE PUBLIC RECORDS OF PAS-THE PUBLIC RECORDS OF FAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7533, PAGES 297 THROUGH 298, OF THE PUBLIC RECORDS OF PAS-

CO COUNTY, FLORIDA;

AND SUBJECT TO THOSE CERTAIN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT(S) DESCRIBED IN OFFICIAL RECORDS BOOK 7687, PAGES 1227 THROUGH 1228, OF THE PUBLIC RECORDS OF PASCO COUNTY ELOPIDA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiffs 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. original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on August 12, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner

Dated on August 7, 2025 /s/ Scott W. Fitzpatrick, B.C.S., Esq. Florida Bar No. 0370710

8/15-9/5/25 4T

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

CARLA BLANKENSHIP. Petitioner

Eggert Fitzpatrick

and

CHARLES BLANKENSHIP IV. Respondent.

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

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

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARLA BLANKENSHIP, whose address is c/o Christopher Paul Fordham, Esq., 4830 West Kennedy Boulevard, Suite 600 - #1232, Tampa, FL 33609, on or before 9/15/2025, and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the re-lief demanded in the petition.

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

Conies 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

You must keep the Clerk of the Circuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and email address, Iorida 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

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

Dated 8/12/2025 Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA FAMILY DIVISION

CASE NO.: 25-DR-003262 IN RE: The Marriage Of

KILEY JEAN MARIE LIBERTINO, Petitioner. and

SHANE JACOB ERWIN, Respondent. NOTICE OF ACTION – DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

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

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed

PASCO COUNTY

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

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

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

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

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

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

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

IN RE: ESTATE OF FRANCES CHARIS KRASKA

Deceased.

NOTICE OF ACTION (formal notice by publication)

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

YOU ARE NOTIFIED that a Petition for Approval of Confidential Settlements and Allocation as to Settlement with Heather Hill Healthcare Center and Bear Creek Nursing Center has been filed in this court. 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 immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on August 11, 2025 s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Jennifer Odell

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

PINELLAS COUNTY

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

FAMILY LAW DIVISION Case No.: 24-DR-008362 Division: 14

DUONG VAN DINH Petitioner/Husband.

THY MINH NGUYEN, Respondent/Wife.

AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: THY MINH NGUYEN

3125 36th St. N., Apt 310 St. Petersburg, FL 33713 (Last Known Address) (Last Known Address)
YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stephanie Meacham, Esq. whose address is 308 E. Plymouth St., Tampa, FL 33603, on or before November 1, 2025, and file the original with the Clerk of this Court at 315 Court St., Clearwater, FL 33756 before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered fail to do so, a default may be entered

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

against you for the relief demanded on

This Notice will be published in La Gaceta, a weekly newspaper published in Central Florida including Pinellas County.

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

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

WARNING: Rule 12,285, Florida Family Law Rules of Procedure, requires cer-tain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 8/29/2025

Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, FL 33756 By: /s/ Stevie Ayars Deputy Clerk

9/5-9/26/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

PINELLAS COUNTY

File No. 25-006737-ES

IN RE: ESTATE OF JAMES EDWIN VERMILLION, Deceased.

NOTICE TO CREDITORS

The administration of the estate of James Edwin Vermillion, deceased, whose date of death was February 14, 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 dresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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 PUB-LICATION OF THIS NOTICE

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

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 September 5, 2025.

Personal Representative: /s/ Christopher L. Vermillion 15905 Chesterfield Court Tampa, Florida 33647

Attorney for Personal Representative: /s/ MARLA D. BOHLANDER Florida Bar No. 0071514 TRENAM KEMKER. SCHARF, BARKIN. FRYE, O'NEILL & MULLIS, P.A. Post Office Box 1102 Tampa, Florida 33601 Telephone: (813) 223-7474 Primary E-mail: mbohlander@trenam.com Secondary E-mail: egarcia@trenam.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-005842-ES IN RE: ESTATE OF EUGENE J. VIATOR JR. a/k/a EUGENE J. VIATOR,

Deceased. NOTICE TO CREDITORS

The administration of the Estate of Eugene J. Viator Jr. a/k/a Eugene J. Viator, deceased, whose date of death was July 20, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Repre-

sentative'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 PUB-LICATION 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 Stat-The written demand must be filed with the clerk.

All other creditors of the Decedent and other persons having claims or de-mands 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERI-

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: Justin Eugene Viator 22 Wildwood Road Danvers, Massachusetts 01923

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

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR (Continued on next page)

PINELLAS COUNTY

PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 522025CP006766 Section 003

IN RE: ESTATE OF THELMA ANN FRAZIER,

NOTICE TO CREDITORS

The administration of the estate of THEL-MA ANN FRAZIER, deceased, whose date of death was June 26, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106. Clearwater, Florida 33759. 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 PUB-LICATION 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

The date of first publication of this notice is September 5, 2025.

Personal Representative: /s/ Leslie G. Frazier Holifield LESLIE G. FRAZIER HOLIFIELD 11412 Duryea Drive Potomac, MD 20854

Attorney for Personal Representative: /s/ Peter A. Rivellini PETER A. RIVELLINI Florida Bar Number: 0067156 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Boulevard, Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: peter@jpfirm.com Secondary E-Mail: erikam@jpfirm.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-007556-ES

Division 003

IN RE: ESTATE OF SUSAN QUIGLEY GIBBS,

NOTICE TO CREDITORS

The administration of the estate of SUS-AN QUIGLEY GIBBS, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of decedent and other per sons 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 AFTER THE DATE OF THE FIRST PUB-LICATION 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

The date of first publication of this notice is September 5, 2025.

Personal Representative: PETER A. RIVELLINI 311 Park Place Blvd., Suite 300 Clearwater, FL 33759

Attorney for Personal Representative: Nicholas J. Grimando Florida Bar Number: 0071893 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 241 Bark Bloop Bly LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: nicholasg@jpfirm.com Secondary E-Mail: kimh@jpfirm.com

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-007622-ES

IN RE: ESTATE OF AURORA V. BRAMANTE, Deceased

NOTICE TO CREDITORS

The administration of the estate of AUR-ORA V. BRAMANTE, deceased, whose date of death was April 15, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address which is 315 Court Street, Clearwater, 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: PETER A. RIVELLINI
311 Park Place Blvd., Suite 300
Clearwater, FL 33759

Attorney for Personal Representative: Nicholas J. Grimaudo Florida Bar Number: 0071893 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: nicholasg@jpfirm.com Secondary E-Mail: kimh@jpfirm.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No.: 2025-CP-004364

IN RE: ESTATE OF JEANNE A. O'NEIL, a/k/a, JEANNE A. YOUNG O'NEIL, Deceased.

NOTICE TO CREDITORS

The administration of the estate of JEANNE A. O'NEIL, a/k/a, JEANNE A. YOUNG O'NEIL, deceased, whose date of YOUNG O'NEIL, deceased, whose date of death was December 1, 2024, and whose social security number is XXX-XX-7875, 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

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 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 September 5, 2025.

Personal Representative: /s/ KEVIN O'NEIL

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 oro@osentonlaw.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-006082-ES IN RE: ESTATE OF SHARON GAY AKA SHARON G. BRILL

NOTICE TO CREDITORS

The administration of the estate of Sharon Gay Brill aka Sharon G. Brill, de-

PINELLAS COUNTY

ceased, whose date of death was April 17, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set front helow. 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 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 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

The date of first publication of this notice is 9/5/2025.

Personal Representative: Janet K. Bernsdorf 5895 Taylor Road Venice, Florida 34293

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: andv@ponnocklaw.com

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT FOR

PROBATE DIVISION File No. 25-002766-ES

IN RE- ESTATE OF RAYMOND OKER Deceased.

NOTICE TO CREDITORS

The administration of the estate of Raymond Oker, deceased, whose date of death was January 20, 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.

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 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 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 date of first publication of this notice is 9/5/2025.

Personal Representative: Kerry Barbara Oker McCleaf 2815 38th Avenue South Minneapolis, Minnesota 55406

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

9/5-9/12/25LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: Antiana V. Hughes Case No.: CD202502583/D 3504120

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

PINELLAS COUNTY

matter will be waived and the Department will dispose of this cause in accordance

9/5-9/26/25LG 4T

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

MICHAEL J. BOOTH; et al., Defendants. Case No: 24-003458-CI NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 06/09/2025, and entered in Case No. 24-003458-Cl 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 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 HARBORD OWNERS 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 at 10:00 a.m. on September 24, 2025, the following described property set forth in

ISINGWING VESTIGED PIOPERLY SET TOTAL IN SAID FINAL 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. ELEMENTS APPURTENANT I HERE IV, 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 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 FI ORIDA

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

deposit less airy applicable fees and costs and shall have no other recourse against the Mortgager, the Mortgagee or the Mortgage's attorney.

DATED August 20, 2025

/s/ J. Bennett Kitterman

L. Benett Kitterman J. Bennett Kitterman, Esq. Florida Bar No. 98636 ender 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 working days of your feetely 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 parties. Persona with disabilities 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

DOUGLAS SCOTT COLWELL, ET AL.,

DEFENDANTS.
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CIVIL DIVISION
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-Cl, of the Circuit In Case No. 24-00397-0-C, 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

POSSESSION OF THE SUBJECT PROPERTYANGELIQUE 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 hidder for each at wave pinglest. and best bidder for cash at 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

PINELLAS COUNTY

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 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

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 ESERVICE@MGS-LEGAL.COM

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

CIVIL DIVISION
CASE NO.: 25-000816-CI
FREEDOMMORTGAGE CORPORATION PLAINTIFF.

EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR. **EMMANUFI**

DEFENDANTS 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-Cl, 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/K/A MARK DEVOS: POWER HOME 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 bighest and heat hidder for each of the highest and best bidder for cash at 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 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 CI FRK REPORTS THE

WITH THE CLERK NO LATER THAN 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 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: 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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR

ESERVICE@MGS-LEGAL.COM

11080-1018996

PINELLAS COUNTY CIVIL DIVISION Case No.: 25-001084-CI

Division: Section 13 ACHIEVA CREDIT UNION, A FLORIDA STATE-CHARTERED CREDIT UNION Plaintiff,

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.

NOTICE OF SALE

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

(Continued on next page)

9/5-9/12/25LG 2T

PINELLAS COUNTY

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

at public sale, to the highest and best bidder, for cash, in an online sale at www. pinellas.realforeclose.com beginning 10:00 a.m. on October 1, 2025.

ANY PERSON CLAIMING AN INTER-ANY PERSON CLAIMING AN INTER-EST 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 WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave. Ste. 500. Clearwater Ft. 33756 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 time before the scheduled appearance is less than seven days.

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

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

CASE NO: 25-005754-CO

WOODLAND VILLAS CONDOMINIUM I, INC., a Florida not-for-profit corporation, Plaintiff,

THE ESTATE AND HEIRS OF DOLPHINE A. BROWN and UNKNOWN TENANT, Defendants.

NOTICE OF ACTION

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.

YOU ARE NOTIFIED that an action to property in Pinellas County, Florida:

Unit 703, Building 7 of WOODLAND VILLAS CONDOMINIUM 1, Phase 2, a 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 ur share in the common elements. its undivided

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.

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 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

NOTICE OF PUBLIC AUCTION

1966 Mobile Home RITZ HS

Former Owner was Fred Jackson. The above mobile will be sold to the highest above mobile will be sold to the lightest 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

IN THE CIRCUIT COURT FOR PROBATE DIVISION

File No. 25-006976-ES IN RE: ESTATE OF

DANA FRANCES MORROW Deceased

NOTICE TO CREDITORS 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 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS

PINELLAS COUNTY

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 PER IOD 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: WENDY SUE KELLY 13898 Martinique Drive Seminole, FL 33776

Personal Representative's Attorneys Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFID@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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-007456-ES **Division Probate**

IN RF: FSTATE OF CHARLES GEORGE COPP, III, A/K/A CHARLES GEORGE COPP Deceased.

NOTICE TO CREDITORS

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.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must tile their claims with this court 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: /s/ Sandra L. Copp SANDRA L. COPP 4579 28th Place SW Naples, FL 34116

Attorney for Personal Representative: /s/ Cvnthia 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: cynthia@cynthiawaismanlaw.com Secondary E-Mail:

cynthiawaisman@gmail.com 8/29-9/5/25LG 2T

IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION

CASE NO: 25-003029-CO

CURLEW LANDINGS SOUTH HOMEOWNERS ASSOCIATION, INC., Plaintiff.

TRACY DOLL-ANDERSON, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on August 22, 2025, by the County Court of Pinellas County, Florida, for the following property

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 Rec-ords of Pinellas County, Florida..

and more commonly known as 639 Garland Circle, Indian Rocks Beach,

to be sold to the highest and best bidder for cash by the Pinellas County Clerk of Court via public online auction at www.pinellas.realforeclose.com, on September 25, 2025, at 10:00 A.M.

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 with the Clerk pendents. no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to par ticipate 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 transporta-tion to court should contact their local public transportation providers for information regarding transportation services.

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

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

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

CIVIL DIVISION CASE NO. 23-006732-CI

GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION

THERESA MYERS AKA THERESA SBEGHEN, et al. Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an order dated August 14, 2025 and entered in Case No. 23-006732-Cl of the Circuit Court of the SIXTH Judicial Circuit Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida, wherein GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL2, C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and MV REALTY PBC, LLC, THE-RESA MYERS AKA THERESA SBEGH-EN, BANK OF AMERICA, N.A., the Defendants. Ken Burke, Clerk of the Circuit Court in and for Pinellas County. Florida Court in and for Pinellas County, Florida will sell to the highest and best bidder for cash at <u>www.pinellas.realforeclose.com</u>, the Clerk's website for on-line auctions at 10:00 AM on **September 30, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

ALL THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF PINELLAS STATE OF FLORIDA, TO-WIT:

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.

If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.

DATED at Pinellas County, Florida, this

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 flemailservice@rlselaw.com By: /s/ Brittany L. Harvey, Esq. Florida Bar No. 124795

102292/TL 8/29-9/5/25LG 2T

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

CASE NO.: 18-006938-CI

BANK OF AMERICA, N.A. Plaintiff.

ROY M. DEANE, et al. Defendants.

NOTICE OF SALE

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:

LOT 7, BLOCK E, KEYSTONE MAN-OR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 71, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Ken Burke, CPA, on the <u>30th day of October</u>, <u>2025 at 10:00 a.m.</u> (Eastern Time) at www.pinellas.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida

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 provid-

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 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 30th day of June, 2025 s/ MICHAEL C. COYLE, ESQ. Florida Bar No.: 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 Attorney for Plaintiff

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

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

PROBATE DIVISION File No.: 25-004476-ES

IN RE: THE ESTATE OF MICHAEL ARTHUR KAHN,

NOTICE TO CREDITORS

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.

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.

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.

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. 25006641FS

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

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 ersonal representative's attorney are set

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 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

PINELLAS COUNTY

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 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 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 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

TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CASE NO.: 2024-001254-CI

CARRINGTON MORTGAGE SERVICES, Plaintiff,

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, 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 to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutos.

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 provi-sion 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 transpor-tation 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 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.

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

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,

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:

PINELLAS COUNTY

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 re-lief 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 hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

DATED on this 20th day of August, 2025.

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

administration of the estate of RYN SYLVESTRE, deceased, KATHRYN 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

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 NO-TICE 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.

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 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/ 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

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 and before 28 days after first publication. 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

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 e address on record at the Clerk's

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

PINELLAS COUNTY

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

Petitioner:

Roseanna M. Fitzpatrick 2618 Cove Cay Drive, Apt. 1001 Clearwater, FL 33760

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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-007535-ES

IN RE: ESTATE OF THOMAS RICHARD SANDERSON, SR., Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOMAS RICHARD SANDERSON, SR. 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 and

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 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 THE NOTICE. LICATION OF THIS NOTICE

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative CHAD M. SANDERSON 1283 Union Street Clearwater, Florida 33755

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

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

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

Case No.: 25-2991FD

ORLANDO PORTER. Petitioner

and

MARIA AKHUETOR-PORTER, Respondent.

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

PINELLAS COUNTY

TO: MARIA AKHUETOR-PORTER Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ORLANDO PORTER, whose address is 2132 Druid Rd E, Apt 1302, Clearwater, FL 33764, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Ave N, St. Petersburg, FL 33701 be-fore service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 5/20/2025

Ken Burke Clerk of the Circuit Court & Comptroller By: /s/ Thomas Smith Deputy Clerk

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

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

Case No.: 25-002138-FD Division: 09

RANDI LYNN HICKS. Petitioner,

and

TOYIUS WRIGHT, Respondent.

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

TO: TOYIUS WRIGHT

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

YOU ARE NOTIFIED that an action for Name Change has been filed against 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 a default may be entered against you for the relief demanded in the petition.

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

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, Elevida Supreme Court Appropria 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

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

Dated 8/7/2025 Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Stevie Ayars

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

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-4926-FD

Division: 17

ESPERANZA MORIHASHI. Petitioner,

and SHUNZO MORIHASHI, Respondent.

Deputy Clerk

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

TO: SHUNZO MORIHASHI Unknown Address

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ESPERANZA MORIHASHI, whose address is 2555 Royal Pines Cir, Unit D, Clearwater, FI 33763, on or before 9/5/2025, and file the original with the clerk of this Court at Pinellas County Justice Center, 14250 49th Street North, Clearwater, FL 33762 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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 Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to

PINELLAS COUNTY

the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated August 8, 2025

Ken Burke Clerk of the Circuit Court & Comptroller

By: /s/ Thomas Smith Deputy Clerk

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

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

Case No.: 25-4116-FD

EMMANUEL CONSTANT, Petitioner,

KAWANA WILCOX,

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO CHILDREN

TO: KAWANA WILCOX Address Unknown

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to 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 clark of this and file the original with the clerk of this Court at 315 Court St., Clearwater, FL 33756, before service on Petitioner or im-mediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to 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 cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in his lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285. Florida Family Law Rules of Procedure, requires cer-tain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 8/8/2025

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St., Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

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

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025-CC-003804

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4,

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST THE ESTATE OF JUDY A. PRATER; ET AL., Defendants

NOTICE OF ACTION

To the following Defendant(s): JONATHAN JOSEPH PRATER AS AN HEIR TO THE ESTATE OF JUDY A. PRATER 1207 32nd Street NW Winter Haven, FL 33881

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

LOT 80 OF WEST CANNON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORD-ED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Esq., Storey Law Group, 221 NE Ivanhoe Blvd, Suite 300, Orlando, FL 32804, within 30 days after the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Default Date: 10/3/2025.

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.

WITNESS my hand and seal of said Court on the 26th day of August, 2025. Stacy M. Butterfield, CPA

Clerk of the Circuit Court Bv: /s/ Tamika Joiner 9/5-9/12/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

POLK COUNTY

PROBATE DIVISION

Case No.: 25-CP-002009 IN RE: ESTATE OF GRICELLE COTTO ADORNO,

Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Gricelle Cotto Adorno, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and 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 FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

The first date of publication is September 5, 2025.

Personal Representative: Nestor Cotto Adorno Urb. Caparra Terrace, Calle 10, SO 1520 San Juan, Puerto Rico 00921

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

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DÍVISION

CASE NO. 2025CP001979A000BA IN RE: ESTATE OF TONJA JEAN HELTON,

Deceased. **NOTICE TO CREDITORS**

The administration of the estate of TON-JA JEAN HELTON, deceased, Case Num-ber 2025CP001979A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-1, Bartow, Florida 33830-9000. The name and address of the personal representative and the personal representative's attorney are

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is September 5, 2025. Personal Representative:

TRACY LEE SMITH 11305 Misty Isle Lane Riverview, FL 33579

Attorney for Personal Representative: WILLIAM R. MUMBAUER, ESQUIRE WILLIAM R. MUMBAUER, P.A. Florida Bar #308447 Email: wrmumbauer@aol.com 205 N. Parsons Avenue Brandon, FL 33510 813/685-3133

9/5-9/12/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

(Continued on next page)

Page 38/LA GACETA/Friday, September 5, 2025

POLK COUNTY

CASE NO.: 25-CC-003330

MATTIE POINTE HOMEOWNERS ASSOCIATION, INC.,

GABRIEL JAMES WEISS, CHRISTINA MARIE LOPEZ, NANCY FULLWOOD LOPEZ AND CRAIG RAYMOND LOPEZ, Defendant(s).

NOTICE OF ACTION

TO: Gabriel James Weiss, Christina Marie Lopez, Nancy Fullwood Lopez And Craig Raymond Lopez 1548 Mattie Pointe Place Auburndale, FL 33823

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

Lot 126 of MATTIE POINTE, according to the Plat thereof as recorded in Plat Book 185, Page(s) 44, of the Public Records of Polk County, Florida.

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 immediate. ately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Default date October 3, 2025

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

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

WITNESS my hand and the seal of this Court on this 26th day of August, 2025. Stacy M. Butterfield, Clerk of Court

By: /s/ Tamika Joiner Deputy Clerk

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

9/5-9/12/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-001061

CITRUS ISLE HOMEOWNERS ASSOCIATION OF POLK COUNTY, Plaintiff.

KEVIN MANSOOR and MIRIAM MANSOOR. Defendant.

NOTICE OF ACTION

TO: KEVIN MANSOOR and MIRIAM MANSOOR 759 Citrus Isle Drive Davenport, FL 33837

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

Lot 173, CITRUS ISLE, according to the plat thereof, as recorded in Plat Book 166, Page(s) 44 through 47, of the Public Records of Polk County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on 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 October 1, 2025.

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

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 ns of certain assistan contact the Office of the Court Administra-tor, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.

WITNESS my hand and the seal of this Court on this 25th day of August, 2025. Stacy M. Butterfield, Clerk of Court

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

9/5-9/12/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025-CA-000494 JPMORGAN CHASE BANK NATIONAL ASSOCIATION,

Plaintiff.

MATTHEW WHATLEY; ET AL., Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on August 25, 2025, in the abovecaptioned action, the following property situated in Polk County, Florida, described as: LOT 4, TAYLOR LANDING, AC-CORDING TO THE MAP OR PLAT

POLK COUNTY

THEREOF, AS RECORDED IN PLAT BOOK 147, AT PAGE 24 AND 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the <u>9th day of Octo-</u> <u>ber, 2025 on-line at 10:00 a.m.</u> (Eastern Time) at <u>www.polk.realforeclose.com</u> to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

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

Dated this 28th day of August, 2025 /s/ Michael Coyle MICHAEL COYLE, ESQ. Florida Bar# 1054501 STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300

Orlando, FL 32804 Ph: (407) 488-1225 mcovle@storevlawgroup.com sbaker@storeylawgroup.com Attorneys for Plaintiff

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA NewRez LLC d/b/a Shellpoint Mortgage Servicing,

9/5-9/12/25LG 2T

Case No: 2025CA-002807-A000-BA

Sergio Ivan Santiesteban Garzon, et. al., Defendants.

NOTICE OF ACTION

Sergio Ivan Santiesteban Garzon 732 Trenton Rd Lakeland, FL 33815 Unknown Spouse Santiesteban Garzon of Sergio Ivan

732 Trenton Rd Lakeland, FL 33815 Taimirys Alvarez-Builla Padilla 732 Trenton Rd

Lakeland, FL 33815 Unknown Spouse of Taimirys Alvarez-Builla Padilla

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

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 9, BLOCK 13 OF EDGEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK

PLAT BOOK 13, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Vamvas, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days 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 26th day of August, 2025. CLERK OF THE CIRCUIT COURT

Deputy Clerk (COURT SEAL) 11080-1019247

> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001317

IN RE: ESTATE OF GARY EVERETT SHARP,

NOTICE OF ACTION (formal notice by publication)

TO: RONALD SHARP, grandson of the Decedent, whose address is unknown

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 fur-

Signed on this 6th day of August, 2025 Stacy M. Butterfield As Clerk of the Court By: /s/ H. Ward

As Deputy Clerk

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2025CP001513 Section 14

IN RE: ESTATE OF DEBRA ANN LAYCOCK Deceased.

NOTICE TO CREDITORS

POLK COUNTY

The administration of the estate of DEB-RA 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

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.

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

NOTWITHSTANDING THE TIME PER-IODS 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/ Shaun Orndorff Shaun Orndorff 491 North Lee Street Woodstock, VA 22664 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 F-Mail: tyinh@marashaughnessy.com

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

NOTICE OF ADMINISTRATIVE COMPLAINT **POLK COUNTY**

To: TYRONE DURR

Case No.: CD202505165/G 3405591 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

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

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION Case No. 2025CC-001058-0000-00

BERKLEY RIDGE HOMEOWNERS a Florida not-for-profit corporation,

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,

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursu-NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-001058-000-00, 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 www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judg ment, to wit:

Lot 15. BERKLEY RIDGE PHASE I. according to the Plat thereof, recorded in Plat Book 133, Page 48, of the Pub-lic Records of Polk County, Florida. Property Address: 1123 Berkley Ridge

Lane, Auburndale, FL 33823-9460 Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days

after the sale.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk Courty, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated August 25, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTÓRNEY FOR PLAINTIFI

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

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

> Case No.: 25-CA-2297 Div: 07

DUPLATON PLANTATION, INC., a Florida Corporation,

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

NOTICE OF ACTION

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

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

PARCEL 113:

Defendants.

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

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

PARCEL 158:

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

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

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

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

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

DATED August 14, 2025 Stacy M. Butterfield, C.P.A. Clerk of the Tenth Judicial Circuit Court Polk County, Florida

Bv: /s/ A. Nieves Deputy Clerk

Rory B. Weiner 635 W. Lumsden Rd. Brandon FL 33511 8/22-9/12/24LG 4T

NOTICE OF SUSPENSION POLK COUNTY

To: SHAUN Q. EVANS, JR.

Case No.: CD202502085/D 3411205 A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance

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

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA. CASE No. 2022 CA 003655 NC BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PI AINTIFF PLAINTIFF,

JULIA A. DANIELS A/K/A JULIA ANN DANIELS, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to

SARASOTA COUNTY

the Final Judgment of Foreclosure dated July 5, 2023 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on September 17, 2025, at 09:00 Florida, on September 17, 2025, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property: LOT 63, GOLDEN ACRES, SECOND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 83, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441

Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Marlon Hyatt, Esq. Marlon Hyatt, Esq. FBN: 72009

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1019229

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION CASE NO.: 2023 CA 005883 NC FREEDOM MORTGAGE CORPORATION PLAINTIFF,

DAWSON HASSELL, ET AL., DEFENDANTS.
NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 24th day of August, 2025, and entered in Case No. 2023 CA 005883 NC , of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DAWSON HASSELL and SIERRA S GUERIN are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota. realforeclose.com at 9:00 A.M. on the 17th

day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 21, Block 2614, Fifty-Second Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 21, Page(s) 13 of the Public Records of Sergesta County, Florida

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

call 711. Dated this 27th 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 PURSUANT TO FLA. R. JUD. ADMIN

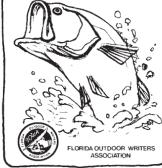
2.516 ESERVICE@MGS-LEGAL.COM

11080-1019304

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LA GACETA/Friday, September 5, 2025/Page 39

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 412025CP001839CPAXMA

IN RE: ESTATE OF SHARON ANN TAVERNE Deceased.

NOTICE TO CREDITORS

The administration of the estate of SHAR-ON ANN TAVERNE, deceased, whose date of death was October 31, 2024; File Number 412025CP001839CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative 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 PE-

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 September 5, 2025.

Personal Representative: KIMBERLY ANN SWIFT 2465 46th Ave Dr West, Apt 102 Bradenton, FL 34207

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 9/5-9/12/25LG 2T

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

CASE NO. 24-DP-608 DIVISION: C

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TERMINATION OF PARENTAL RIGHTS
TO: Steven Prentice, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: R.P. born on 08/10/2024. You are hereby commanded to appear in-person or via ZOOM, on September 15, 2025, at 10:10 AM before The Honorable Daryl M. Manning, at the Edgecomb Courthouse, located at 800 East Tdgecomb Courthouse, located at 800 East 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 SCHED-ULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS

THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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

Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk

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

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

CASE NO. 2025-CP-003851

IN RE: ESTATE OF BARBARA ANN RAMSDELL Deceased.

NOTICE TO CREDITORS

The administration of the estate of Barbara Ann Ramsdell, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Blvd., Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 29, 2025.

Personal Representative: Tonya L. Ramsdell 4028 Holin Lane New Port, FL 34287

Attorney for Personal Representative: /s/ Keegan Gothers 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

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

BOARD OF SUPERVISORS MEETING DATES SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Spring Lake Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at The Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL 33579 at 6:30 p.m. on the following dates:

October 28, 2025
December 9, 2025
January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026

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

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

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

District Manager Eric Dailey

9/5/25LG 1T

PORT TAMPA BAY INVITATION TO BID (ITB) 001-26 REPAIR OF 209 WAREHOUSE

Port Tampa Bay (PTB) is advertising an Invitation to Bid (ITB) from firms/individuals qualified in repairing damage to the partially collapsed Warehouse 209 structure in accordance with the latest edition (2023) of the Florida Existing Building Code.

The Procurement Document is available on DemandStar (www.demandstar.com) Friday, September 5, 2025. All responses to the Procurement shall include completed procurement documents, including the respondent's questionnaire. Firms/individuals failing to submit the required procurement documents may be deemed non-responsive.

PTB will hold a NON-MANDATORY PRE-BID TELECONFER-ENCE on Thursday, September 11, 2025 at 10:00 a.m. Prospective respondents are not required to participate. If respondents choose to participate, they should view the documents prior to the teleconference. See the Instruction to Bidders Section of the Procurement document for the teleconference details.

Electronic submittals are due Thursday, October 2, 2025 at 1:00 p.m. Interested firms/individuals should obtain a copy of the procurement instructions and submittal documents and submit a completed electronic response via DemandStar.

PTB encourages the use of registered Small Business Enterprise (SBE) firms to the greatest extent possible on projects and has a goal of nine percent (9%) SBE participation. PTB will consider SBE participation when evaluating the responses.

Questions concerning this Procurement should be directed to Amanda Roche of PTB's Procurement Department, at (813) 905-5008 or by e-mail at aroche@tampaport.com.

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ſ	Documents Available on DemandStar	Friday, September 5, 2025	
	Non-Mandatory Pre-Bid Teleconference	eleconference Thursday, September 11, 2025 at 10:00 a.m.	
	Electronic Submittals Due	Thursday, October 2, 2025 at 1:00 p.m.	

9/5/25LG 1T

The Children's Board of Hillsborough County has released a Request for Proposals (RFP):

PRO 2026-03 Leading Grant - Mentoring

Information Session
2:00 p.m. September 12, 2025
In Person at 1002 E. Palm Avenue Tampa, FL 33605
For more information visit: www.ChildrensBoard.org
and click on Funding Opportunities.

9/5/25LG 1T