

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>CITRUS COUNTY</div> <div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025-CP-000095</div> <div>Division Probate</div> <div>IN RE: ESTATE OF BASIL GREEN, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 5, 2025.</div> <div>Personal Representative: /s/ Dorothy Green Email: dotsfosters20@gmail.com 135 North Centennial Road Coldwater, MI 49036</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025 CP 000731</div> <div>IN RE: ESTATE OF CRYSTAL ANN JACKSON Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 5, 2025.</div> <div>Personal Representative: JOEL JAY JACKSON 6622 W. Appomattox Lane Homosassa, FL 34448</div> <div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN 65928 WCM@GendersAlvarez.com GENDERS•ALVAREZ♦DIECIDUE, P.A. 2307 W. Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</div> <div>9/5-9/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION</div> <div>File Number: 2025 CP 000632 A</div> <div>Division: Probate</div> <div>IN RE: ESTATE OF CATLIN JOSEPH NICHOLS Deceased.</div>	<div>CITRUS COUNTY</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of CATLIN 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 5, 2025.</div> <div>Personal Representative: Christi Leigh McCullars, Esq. PO Box 471448 Lake Monroe, FL 32747 (321) 662-5377</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION</div> <div>CASE NO.: 2023 CA 000798 A</div> <div>FREEDOM MORTGAGE CORPORATION PLAINTIFF,</div> <div>VS.</div> <div>DANNY LEE HORTON., ET AL., DEFENDANTS.</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>(Please publish in La Gaceta)</div> <div>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:</div> <div>Lot (s) 247 and 248, Block 25, With-La-Popka 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.</div> <div>By: /s/Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019389</div> <div>IN THE CIRCUIT COURT IN AND FOR THE FIFTH JUDICIAL CIRCUIT CITRUS COUNTY, FLORIDA CIVIL DIVISION</div> <div>Case No: 25-CA000383-A</div> <div>MALMBERG, PURDY, & ASSOCIATES, INC., A FLORIDA CORPORATION; Plaintiff,</div> <div>vs.</div> <div>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);</div>	<div>CITRUS COUNTY</div> <div>Defendants.</div> <div>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</div> <div>STATE OF FLORIDA COUNTY OF CITRUS</div> <div>TO: THE ESTATE OF BERNICE G LINDQUIST (NOW KNOWN AS JAMES KIRWAN; THE ESTATE OF JOYCE BARNHART (NOW KNOWN AS CYNTHIA A HERREN); AND THE ESTATE OF KENNETH KIRWAN)</div> <div>The last known address for the above defendants are all unknown, if they be dead and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.</div> <div>Property Address: 10503 W Dublin Street Crystal River, FL 34428</div> <div>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.</div> <div>A Notice of Action has been filed against you and you are required to file a copy of your written defenses, if any, to it on NAT-ALIA OUELLETTE-GRICE, Plaintiff's 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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance, please contact the ADA Coordinator, 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.</div> <div>DATED this 8th day of August, 2025.</div> <div>/s/ Clerk of Court, Citrus County</div> <div>/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@lcolawfl.com Secondary E-service: alexander.maldonado@lcolawfl.com L-3041</div> <div>8/22-9/12/25LG 4T</div> <div>-----</div> <div>HERNANDO COUNTY</div> <div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25000401CPAXMX</div> <div>IN RE: ESTATE OF NANCY R. SOLETO, Deceased.</div> <div>NOTICE TO CREDITORS (summary administration)</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>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:</div> <div>Beneficiary: MARK D. SHAKESPEARE, as Trustee of the NANCY R. SOLETO REVOCABLE TRUST Dated June 28, 2021 7220 N. Grady Avenue, Tampa, FL 33614</div> <div>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.</div> <div>The date of first publication of this Notice is September 5, 2025.</div> <div>Person Giving Notice: /s/ MARK D. SHAKESPEARE 7220 N. Grady Avenue Tampa, Florida 33614</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 25-CP-000852</div> <div>IN RE: ESTATE OF THOMAS JAMES MURPHY, Deceased.</div>	<div>HERNANDO COUNTY</div> <div>NOTICE TO CREDITORS</div> <div>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's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 5, 2025.</div> <div>Personal Representative: /s/ Molly Sutton Molly Sutton 828 Earhart Avenue Grand Prairie, TX 75051</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION</div> <div>Case No: 2025-CP-000900</div> <div>IN RE: ESTATE OF RICHARD JOSEPH BOBOSKY A/K/A RICHARD BOBOSKY Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: Richard Joseph Bobosky 394 Dorothy Avenue Ventura, California 93003</div> <div>Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 paul@messinallawgroup.com service@messinallawgroup.com</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div>HILLSBOROUGH COUNTY</div>	<div>HILLSBOROUGH COUNTY</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>Case No.: 25-DR-006767</div> <div>Division: DP</div> <div>JESSICA BARBOSA VICTOR, Petitioner,</div> <div>and</div> <div>ANDERSON BATISTA BARBOSA, Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR/DEPENDENT CHILDREN</div> <div>TO: ANDERSON BATISTA BARBOSA</div> <div>Last Address: 8325 Bay Pointe Dr Apt 503N, Tampa Florida 33615</div> <div>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.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: N/A</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 8/21/2025</div> <div>Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602</div> <div>By: /s/ Isha Tirado-Baker Deputy Clerk</div> <div>9/5-9/26/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION</div> <div>CASE NOS.</div> <div>21-DP-708, 22-DP-330, 23-DP-578</div> <div>DIVISION: B</div> <div>IN THE INTEREST OF:</div> <div>Ma'Lyah Evans DOB: 2/28/2021</div> <div>Makhi Evans DOB: 4/25/2022</div> <div>Amir Scott DOB: 4/11/2023</div> <div>MINOR CHILDREN</div> <div>NOTICE OF ACTION</div> <div>TERMINATION OF PARENTAL RIGHTS</div> <div>TO: ZA'NIYA EVANS, address unknown</div> <div>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, Edgcomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING.</div> <div>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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</div> <div>WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of August, 2025.</div> <div>Victor Crist, Clerk of Court</div> <div>By: s/ Pamela Hendry As Deputy Clerk</div> <div>9/5-9/26/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION</div> <div>CASE NOS.</div> <div>21-DP-708, 22-DP-330, 23-DP-578</div> <div>DIVISION: B</div> <div>IN THE INTEREST OF:</div> <div>Ma'Lyah Evans DOB: 2/28/2021</div> <div>Makhi Evans DOB: 4/25/2022</div> <div>Amir Scott DOB: 4/11/2023</div> <div>MINOR CHILDREN</div> <div>NOTICE OF ACTION</div> <div>TERMINATION OF PARENTAL RIGHTS</div> <div>TO: ZA'NIYA EVANS, address unknown</div> <div>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,</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

cording to the Declaration of Condo-
minium recorded in Official Records
Book 14750, Page 34, inclusive and
all valid amendments thereto, of the
Public Records of Hillsborough Coun-
ty, Florida, together with an undivided
interest in the common elements as
set forth in the exhibits to the said De-
claration 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, 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 there-
after; otherwise a default will be entered
against you for the relief demanded in the
Complaint or petition.

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

ATTN: If you are a person with a disabili-
ty who needs any accommodation in order
to participate in this proceeding, you are
entitled to, at no cost to you, to the provi-
sion 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.
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 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,
Deceased.

NOTICE TO CREDITORS

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

LEGAL ADVERTISEMENT

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 per-
sonal representative and the personal rep-
resentative'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 de-
mand 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 unmat-
ured, 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 SER-
VICE 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 unma-
tured, 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
BARRED.

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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

E0537	Michelle Desonia	\$795.70
B0234	Stephanie Camacho Rivera	\$538.20
H0827	Shelly Morris	\$327.10
J1001	Ivan Gonzalez	\$435.25

1621 N Florida Ave, Lakeland, FL 33805

1004A	Roosevelt Hopkins	\$375.90
3602	Robert Morrison	\$512.45

2525 US Hwy 98 N, Lakeland, FL 33810

3002	Glennis Holmes	\$437.15
2175	Carmen Adorno	\$791.40
2006	Xavier Ramos Santiago	\$589.70
0224	Shanita West	\$453.40
2049	Deon Freeman	\$431.15
0226	Success Torain	\$703.75
2313	Kelly Grozier	\$325.15
2034	Frederick Jones	\$791.40
0295	Karina Watts	\$724.00
1103	Christopher Linden	\$361.30
2264	Mark Dentmon	\$404.30
2220	Marc Celestin	\$404.30
3102	Demaury Sanon	\$563.95
1063	Julissa Oferman Vital	\$450.70
2069	Jerri Carter	\$895.15
0113	Sandra Brock	\$740.80
2158	Melba Robinson	\$848.30
2099	Jerald Jordan	\$505.15
1102	Maylon Hatchett	\$503.25
3304	Andrew Mallory	\$296.15
0303	Rockford Penn	\$677.00
0208	Mark Dentmon	\$873.75
0220	Paola Gutierrez	\$574.25
2162	Rashod Veasy	\$1562.90

1111 E. Brandon Blvd, Brandon, FL 33511

0133	James Reed	\$845.05
0131	James Reed	\$905.05
0135	James Reed	\$905.05
0259	Christoph Jobes	\$731.90
2190	Alison Garcia	\$318.87
0113	James Reed	\$965.05
4311	Amanda Neal	\$547.94
3296	Melinda George	\$666.41
0305	Matthew Copeland	\$731.90
1305	Deomoni Boles	\$190.94
1173	Vinicia Scott	\$256.43
3187	Merri Klein	\$1118.66
4241-43	Yoni Brown	\$464.18
0143	James Reed	\$905.05
1081	Crystal Gotto	\$420.54
0145	James Reed	\$905.05
2053	Joanna Key	\$478.31
1121	Brian McKnnon	\$325.51
2197	Daniel Wellnitz	\$606.38
4035	Giovanni Tavarez	\$219.62
3230	Anna Sneed	\$670.76
3041	Wooveten Chery	\$237.52
2211	Antaver Lovett	\$318.87
1165	Ralphi Nunez	\$338.59
3298	Melinda George	\$666.41
4177	Jacqueline Machaliwa	\$214.44
4221	Dominique Wiggins	\$224.33

5806 N. 56th St, Tampa, FL 33610

4207	Russell Hopley	\$781.55
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LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

4004	Ferndena Cromuel	\$881.40
216	Andrea Pickett	\$612.97
131	Keno Davis	\$377.34
4006	Paris Bryd	\$480.74
138	Genesis Burroughs	\$442.14
4431	Ang Faison	\$542.84
114	Thomas Collins	\$442.14
228	Randy Harris	\$316.84
112	Ferman Alston Bowers	\$335.84
4008	Elizabeth Williams	\$682.93

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

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

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

SHANTI WOMAN EVOLUTION

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

9/5/25LG 1T

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

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

EXPRESS AUTO TAGS OF BRANDON

Owner: Dealer Services Network, LLC
2052 Badlands Dr
Brandon, FL 33511

9/5/25LG 1T

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

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

COACH C JACKSON LLC

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

9/5/25LG 1T

**NOTICE OF APPLICATION
FOR TAX DEED**

The holder of the following tax cer-
tificates 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.: **1609270100**
Certificate No.: **2023 / 14012**
File No.: **2025-689**

LEGAL ADVERTISEMENT

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 R/W 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 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](http://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 cer-
tificates 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.: **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.

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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.
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tension 4205, two working days prior to
the date the service is needed; if you are
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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 cer-
tificates 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

Subject To All Outstanding Taxes

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

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](http://www.hillsborough. realtaxdeed.com).

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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 cer-
tificates 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)

CITY OF TAMPA

MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS

PUBLICATION NOTICE

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

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

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

CASE NO: COD-25-0002053

NAME OF VIOLATOR: ACAPMEN LLC

LOCATION OF VIOLATION: 2307 W SLIGH AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: GROVE PARK ESTATES W 3 FT OF LOT 15, LOT 16 AND E 22 FT OF LOT 17 BLOCK 19

FOLIO: 102514.0000

CASE NO: COD-25-0002366

NAME OF VIOLATOR: CHRISTOPHER JACKSON ET AL

LOCATION OF VIOLATION: 311 W HAYA ST, TAMPA, FL

CODE SECTIONS: 5-105.1 5-105.4.5.1

LEGAL DESCRIPTION: RIVERCREST LOT 230

FOLIO: 165178.0000

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

CASE NO: COD-24-0004271

NAME OF VIOLATOR: CHESTER E AND SHARON M

LOCATION OF VIOLATION: 5808 S SHERIDAN RD, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: SOUTHSIDE N 53 FT OF W 1/2 OF LOT 2 BLOCK 4

FOLIO: 135436.0000

CASE NO: COD-25-0000960

NAME OF VIOLATOR: ADI HALEVY

LOCATION OF VIOLATION: 1007 E COMANCHE AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: POWHATAN HEIGHTS LOT 11 BLOCK 2

FOLIO: 170609.0000

CASE NO: COD-25-0000961

NAME OF VIOLATOR: KASA LUXE GROUP LLC

LOCATION OF VIOLATION: 5813 N 15TH ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: WESTMORELAND PINES LOT 55

FOLIO: 150661.0100

CASE NO: COD-25-0001363

NAME OF VIOLATOR: BRITTANY PAIGE WARD

LOCATION OF VIOLATION: 4714 W KNIGHTS AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 19 BLOCK 9

FOLIO: 130576.0000

CASE NO: COD-25-0001778

NAME OF VIOLATOR: WILLIAM A FREYDBERG

LOCATION OF VIOLATION: 627 SUPERIOR AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: DAVIS ISLANDS LOT 2 BLOCK 63

FOLIO: 169302.0000

CASE NO: COD-25-0002054

NAME OF VIOLATOR: JONATHAN DAYE

LOCATION OF VIOLATION: 3511 W BARCELONA ST, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: PALMA CEIA PARK LOT 10 BLOCK 37

FOLIO: 125916.0000

CASE NO: COD-25-0002358

NAME OF VIOLATOR: SANMARTEN LLC C/O

LOCATION OF VIOLATION: 2301 N ALBANY AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOTS 4 TO 15 INCL & ALLEY ABUTTING SAID LOTS BLOCK 53

FOLIO: 179629.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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

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

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

CASE NO: COD-25-0002278

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

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: KELLOGGS LOT 8 AND LOT 9 LESS NWLY 28.5 FT OF NELY 27 FT

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

FOLIO: 143776.0000

CASE NO: COD-25-0002367

NAME OF VIOLATOR: NESTOR ROVIRA

LOCATION OF VIOLATION: 1902 W KENTUCKY AVE, TAMPA, FL

CODE SECTIONS: 5-105.1

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

FOLIO: 110291.0000

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

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

FOLIO: 171728.0000

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: CLAY'S E S REVISED MAP LOT 1 BLOCK 5

FOLIO: 173056.0000

CASE NO: COD-25-0002564

NAME OF VIOLATOR: "CONFIDENTIAL"

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

CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: THAT PART OF LOT 6 OF TEMPLE TERRACE SUB PLAT

FOLIO: 142916.0000

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

FOLIO: 184050.0000

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

FOLIO: 124274.0100

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

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

LA GACETA/Friday, September 5, 2025/Page 21

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY<p>File No.: 2025-692 Year of Issuance: 2023</p><p>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</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: NDIDI OSUJI</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>NOTICE OF APPLICATION FOR TAX DEED<p>—</p><p>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:</p><p>Folio No.: 1459280000 Certificate No.: 2023 / 12668 File No.: 2025-694 Year of Issuance: 2023</p></div>	<div>HILLSBOROUGH COUNTY<p>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</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: PRISCILLA GIESKING</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>NOTICE OF APPLICATION FOR TAX DEED<p>—</p><p>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:</p><p>Folio No.: 1876540000 Certificate No.: 2023 / 15602 File No.: 2025-696 Year of Issuance: 2023</p><p>Description of Property: BANZA BANZA LOT 4 BLOCK 2 PLAT BK / PG: 2 / 68</p></div>	<div>HILLSBOROUGH COUNTY<p>SEC - TWP - RGE: 07 - 29 - 19</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: BE & BE ENTERPRISES INC</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>NOTICE OF APPLICATION FOR TAX DEED<p>—</p><p>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:</p><p>Folio No.: 1876610000 Certificate No.: 2023 / 15605 File No.: 2025-697 Year of Issuance: 2023</p><p>Description of Property: BANZA BANZA LOT 4 BLOCK 4 PLAT BK / PG: 2 / 68 SEC - TWP - RGE: 07 - 29 - 19</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: BE AND BE ENTERPRISES INC</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>NOTICE OF APPLICATION FOR TAX DEED<p>—</p><p>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:</p><p>Folio No.: 1872480000 Certificate No.: 2023 / 15549 File No.: 2025-698 Year of Issuance: 2023</p><p>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</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: MIDTOWN VENTURE GROUP LLC M&H FLIPPING1 LLC</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div>	<div>HILLSBOROUGH COUNTY<p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>NOTICE OF APPLICATION FOR TAX DEED<p>—</p><p>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:</p><p>Folio No.: 0713950000 Certificate No.: 2023 / 6899 File No.: 2025-699 Year of Issuance: 2023</p><p>Description 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 BDY OF LOT 60 E 60.94 FT TO POB PLAT BK / PG: 8 / 44 SEC - TWP - RGE: 31 - 29 - 21</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: DUNCAN LAND AND DEVELOPMENT INC</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>NOTICE OF APPLICATION FOR TAX DEED<p>—</p><p>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:</p><p>Folio No.: 1876580000 Certificate No.: 2023 / 15604 File No.: 2025-701 Year of Issuance: 2023</p><p>Description of Property: BANZA BANZA LOT 1 BLOCK 4 PLAT BK / PG: 2 / 68 SEC - TWP - RGE: 07 - 29 - 19</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: BE AND BE ENTERPRISE INC</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>NOTICE OF APPLICATION FOR TAX DEED<p>—</p><p>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:</p><p>Folio No.: 1876580000 Certificate No.: 2023 / 15604 File No.: 2025-701 Year of Issuance: 2023</p><p>Description of Property: BANZA BANZA LOT 1 BLOCK 4 PLAT BK / PG: 2 / 68 SEC - TWP - RGE: 07 - 29 - 19</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: BE AND BE ENTERPRISE INC</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div>	<div>HILLSBOROUGH COUNTY<p>was assessed are: Folio No.: 1876620100 Certificate No.: 2023 / 15607 File No.: 2025-702 Year of Issuance: 2023</p><p>Description of Property: BANZA BANZA LOT 5 BLOCK 4 PLAT BK / PG: 2 / 68 SEC - TWP - RGE: 07 - 29 - 19</p><p>Subject To All Outstanding Taxes</p><p>Name(s) in which assessed: BE & BE ENTERPRISES INC</p><p>All of said property being in the County of Hillsborough, State of Florida.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA<p>JUVENILE DIVISION CASE NO. 25-DP-328 DIVISION: D</p></div> <div>IN THE INTEREST OF: S.G. DOB: 4/6/2022 MINOR CHILD</div> <div>NOTICE OF ACTION<p>TERMINATION OF PARENTAL RIGHTS</p><p>TO: SHAY GANDY Address Unknown</p><p>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 Lisa D. Campbell, at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an ADVISORY HEARING.</p><p>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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p><p>WITNESS my hand as Clerk of said Court and the Seal thereof, this 28th day of August, 2025.</p><p>Victor D. Crist, Clerk of Court Hillsborough County, Florida By: s/ Santiago Zambrano As Deputy Clerk</p><p>9/5-9/26/25LG 4T</p></div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA<p>PROBATE DIVISION File No. 25-CP-002661</p></div> <div>IN RE: ESTATE OF EARL PERRY JR., Deceased.</div> <div>NOTICE TO CREDITORS<p>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 representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PER-</p></div>

<p>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.</p> <p>Copies of the applications, department reports and legal descriptions are available for public inspection in a master file maintained by the Development Services Department, the Board of County Commissioners and the Clerk of the Board of County Commissioners. All interested persons wishing to submit testimony or other evidence in this matter must submit to the Land Use Hearing Officer at the public hearing before him/her. The decision of the Land Use hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within (15) working days after the conclusion of the public hearing.</p> <p>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.</p> <p>Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HCFL.gov/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Land Use Hearing Officer will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Land Use Hearing Officer by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.</p> <p>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.</p> <p>Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:</p> <ul style="list-style-type: none">• Hillsborough County's Facebook page: HillsboroughFL• The County's official YouTube channel: YouTube.com/HillsboroughCounty• The County's HTV channels on cable television: Spectrum 637 and Frontier 22• The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button• Listening to the hearing on smart phones by going to the above Facebook or YouTube link. <p>If you have any questions or need additional information for providing public input you may call (813) 307-4739.</p> <p>ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE LAND USE HEARING OFFICER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.</p> <p>Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.</p> <p>VARIANCE REQUEST</p> <p>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.</p> <p>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.</p> <p>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 M2 and is located at 6919 Bonair Dr.</p> <p>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.</p> <p>Petition VAR-WVS 25-1228, filed on 08/05/25 by Francisco Rojas, of 28311 Openfield Ln., 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 800 Ft North of Morris Bridge Rd and Apache Dr Intersection and 400 Ft West of Apache Dr along an easement.</p> <p>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.</p> <p>SPECIAL USES</p> <p>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.</p> <p>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.</p> <p>9/5/25LG 1T</p>	<p>Lynda Sader, City Clerk</p> <p>9/5/25LG 1T</p>
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<div><div>HILLSBOROUGH COUNTY</div><div><p>IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is September 5, 2025.</p><p>Personal Representative: Brooke Perry 8734 Huntfield St. Tampa, FL 33635</p><p>Attorney for Personal Representative: Wesley T. Dunaway Esq. Florida Bar No. 98385 E-mail Address: wtdfillings@kovarlawgroup.com Kovar Law Group 111 N. Orange Ave., Ste. 800 Orlando, FL 32801 Telephone: 407-603-6652</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT FOR AND IN HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO: 25-CP-002910</div><p>IN RE: ESTATE OF DEVIN DUTCHER-COWELL, Deceased.</p><p>NOTICE TO CREDITORS</p><p>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.</p><p>All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The date of first publication of this Notice is September 5, 2025.</p><p>Personal Representative: CHERYL RICHARDS 1806 Open Field Loop Brandon, FL 33510</p><p>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</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 25-CP-002497 DIVISION: U</div><p>IN RE: ESTATE OF: JAMES MICHAEL WILLIAMS Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of 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 personal representative's attorney are indicated below.</p><p>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.</p><p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is September 5, 2025.</p><p>Personal Representative: /s/ WALTER I. COWELL</p><p>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</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-2919 DIVISION B Florida Bar #308447</div><p>IN RE: ESTATE OF JANET EILEEN SHOWALTER, a/k/a JAN E. SHOWALTER, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of JAN-ET EILEEN SHOWALTER, a/k/a JAN E. SHOWALTER, deceased, Case Number 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.</p><p>That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified</p></div></div> <div><div>HILLSBOROUGH COUNTY</div><div><p>under Section 732.2211, Florida Statutes.</p><p>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>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.</p><p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of the first publication of this Notice is September 5, 2025.</p><p>Personal Representative: CHERYL RICHARDS 1806 Open Field Loop Brandon, FL 33510</p><p>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</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 25-CP-002497 DIVISION: U</div><p>IN RE: ESTATE OF: JAMES MICHAEL WILLIAMS Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of 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 personal representative's attorney are indicated below.</p><p>All creditors of the decedent and other person having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is September 5, 2025.</p><p>Personal Representative: Stacy Renee Singleton Arundell 2834 Mossy Timber Trail Valrico, FL 33596</p><p>Attorney for Personal Representative: Christopher D. Breton, Esq. Florida Bar No. 98888 THE BRETON LAW FIRM 425 Lithia Pinecrest Road Brandon, FL 33511 Tel: (813) 381-4052 Primary: chris@bretonlawfirm.com Secondary: office@bretonlawfirm.com</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025-CP-2854 DIVISION: A</div><p>IN RE: THE ESTATE OF:</p></div></div> <div><div>HILLSBOROUGH COUNTY</div><div><p>CECILIO ERNESTO HIMELY, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of 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's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is September 5, 2025.</p><p>Personal Representative: /s/ Cecilio Rey Himely</p></div></div> <div><div>HILLSBOROUGH COUNTY</div><div><p>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</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002754 Division A</div><p>IN RE: ESTATE OF AMANDA MARIE VAN OVER Deceased.</p><p>NOTICE TO CREDITORS</p><p>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 Hillsborough 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights</p></div></div> <div><div>HILLSBOROUGH COUNTY</div><div><p>at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is September 5, 2025.</p><p>Personal Representative: /s/ Aubrey A. Van Over 431 Pleasant Grove Road Red Lion, Florida 17356</p><p>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</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE #: 25-CA-000288</div><p>FIRST NATIONAL ACCEPTANCE COMPANY Plaintiff vs. DARRYL WAYNE BURKE; ET. AL.; Defendants.</p><p>NOTICE OF FORECLOSURE SALE</p><p>NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure 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 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:</p><p>LOT 2, LINDA DIANE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 78, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p><p>FOLIO: 142491-0000</p><p>PIN: A-21-28-19-43R-000000-00002.0</p><p>COMMONLY KNOWN AS: 8735 N HYLEAH ROAD, TAMPA, FL 33617</p><p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p><p>Dated this 27th day of August, 2025.</p><p>/s/ Jason M. Tarokh JASON M. TAROKH FLORIDA BAR # 57611</p><p>Tarokh Law, PLLC PO Box 10827, Tampa, FL 33679</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-071545</div><p>CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. ROSSANNA ORTEGA AND JUAN CARLOS TORRES, WIFE AND HUSBAND, Defendant(s).</p></div></div> <div><div>LA GACETA/Friday, September 5, 2025/Page 23</div></div>

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<div><div><div>HILLSBOROUGH COUNTY</div><div>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/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> Frazier & Bowles, Attorneys at Law 45412.34</div></div><div><div>9/5-9/12/25LG 2T</div><div>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., 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://depedm5.dep.state.fl.us:443/Ocu-lus/servlet/shell?command=hitlist&[freeText=&[folderName=&[profile=Permittng.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 telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes</div></div></div>	<div><div><div>HILLSBOROUGH COUNTY</div><div>during the course of the proceeding; and an explanation of how the petitioner's substantial 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</div></div></div>	<div><div><div>HILLSBOROUGH COUNTY</div><div>Boulevard, Mail Station 35, Tallahassee, 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 upon. Mediation is not available in this proceeding. 9/5/25LG 1T</div></div><div><div>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 PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, 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 in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUCIAN BALUTA; UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EDMOND IULIAN BALUTA; UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORINA BALUTA; CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA and STATE OF FLORIDA are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 22nd day of October, 2025, the following 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 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</div></div></div>	<div><div><div>HILLSBOROUGH COUNTY</div><div>FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 26th day of August, 2025. By: <u>/s/ Liana R. Hall</u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019215</div></div><div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO. 23-CA-012230 CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF, VS. LISA GOBERT, ET AL. DEFENDANT(S).</div></div><div><div>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 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</div></div></div>	<div><div><div>HILLSBOROUGH COUNTY</div><div>27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ 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</div></div><div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN 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 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 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, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 28th day of August, 2025. By: <u>/s/Liana R. Hall</u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019388</div></div><div><div>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, VS. UNKNOWN SPOUSE OF ROBERT J. PELLETIER A/K/A ROBERT PELLETIER, MICHAEL J. PELLETIER, AS PERSONAL REPRESENTATIVE IN THE ESTATE OF ROBERT J. PELLETIER A/K/A ROBERT PELLETIER, MICHAEL J. PELLETIER, UNKNOWN HEIRS, BENEFICIARIES, DEVEISES, 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 AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002232 NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)</div></div></div>
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<div>HILLSBOROUGH COUNTY</div> <div>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 ROBERT 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; MICHAEL J. 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 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 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 HILLSBOROUGH COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 29th day of August, 2025. By: _____</div> <div><div>Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019393</div><div></div></div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST, Plaintiff, Case No: 2025-CA-003927 vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS BY, THROUGH, UNDER OR AGAINST, HATTIE HATCHER, DECEASED; et al., Defendants.</div><div></div></div> <div><div>NOTICE OF ACTION TO: DASIA JAKESHIA HATCHER 7407 Manchester Lane Tampa, FL 33619 LATOYA HATCHER 7407 Manchester Lane Tampa, FL 33619 NATHANIEL THORTON 7407 Manchester Lane Tampa, FL 33619 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 4 IN BLOCK 14 OF PROGRESS VILLAGE, UNIT NO. ONE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 35, ON PAGE 32, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PARCEL NUMBER(S): 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 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</div><div></div></div>	<div>HILLSBOROUGH COUNTY</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-000510 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. LECTICIA ZABALETA VENTURA A/K/A LECTICIA ZABALETA NUNEZ A/K/A LECTICIA ZABALETA ET AL., DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiffs Motion to Reset Sale Date dated the 21st day of August, 2025, and entered in Case No. 24-CA-000510, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LECTICIA ZABALETA VENTURA A/K/A LECTICIA ZABALETA NUNEZ A/K/A LECTICIA ZABALETA; DARWIN VENTURA AGUILAR A/K/A DARWIN VENTURA and ALLEGHENY CASUALTY COMPANY are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.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 21, Page 1, of the Public Records of Hillsborough County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The 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 25th day of August, 2025. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019124</div> <div><div>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, Plaintiff, vs. MARK J. MULE; et al., Defendants.</div><div></div></div> <div><div>NOTICE OF ACTION TO: Mark J. Mule 12231 Main Street, Suite 876 San Antonio, FL 33576 Unknown Spouse of Mark J. Mule 12231 Main Street, Suite 876 San Antonio, FL 33576 Nicole R. Mule 12231 Main Street, Suite 876 San Antonio, FL 33576 Unknown Spouse of Nicole R. Mule 12231 Main Street, Suite 876 San Antonio, FL 33576 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: PARCEL 1: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°26'01" WEST, ALONG THE WEST BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, 100.01 FEET; THENCE SOUTH 89°50'19" EAST, 461.93 FEET; THENCE SOUTH 00°25'43" EAST, 443.43 FEET. TO THE SOUTH BOUNDARY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°47'50" WEST, ALONG SAID SOUTH BOUNDARY LINE, 115.00 FEET; THENCE NORTH 23°33'04" WEST, 374.15 FEET; THENCE NORTH 89°37'04" WEST, ALONG THE SOUTH</div><div></div></div>	<div>HILLSBOROUGH COUNTY</div> <div>BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, 200.00 FEET, TO THE POINT OF BEGINNING. PARCEL 2: THE SOUTH 100.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO ALL OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF THE HIGHWAY AND THE TAMPA NORTHERN RAILROAD, ALL IN SECTION 12, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION OF JULY 9, 1993; IN OFFICIAL RECORDS BOOK 7039, PAGE 869 AND 874; OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Alexandra Kalman, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the 5th day of August, 2025. CLERK OF THE CIRCUIT COURT By: Mustafa Divan Deputy Clerk (COURT SEAL) 11080-1019132</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PNC Bank, National Association Plaintiff, vs. Saknarin Juiklom, et al. Defendants. Case No.: 25-CA-004904 Division: Civil</div><div></div></div> <div><div>PUBLISH 2 CONSECUTIVE WEEKS NOTICE OF ACTION AGAINST DEFENDANT SAKNARIN JUIKLOM, CHENJIT JUIKLOM, UNKNOWN TENANTS AND UNKNOWN PARTIES, WITH AN INTEREST IN THE SUBJECT PROPERTY BY VIRTUE OF ACTUAL POSSESSION OR ANY ALLEGED PRESENT OR FUTURE OWNERSHIP INTEREST AND JAMES T. WELLS To: SAKNARIN JUIKLOM 5112 EAST 122ND AVENUE TEMPLE TERRACE, FL 33617 UNITED STATES OF AMERICA CHENJIT JUIKLOM 5112 EAST 122ND AVENUE TEMPLE TERRACE, FL 33617 UNITED STATES OF AMERICA UNKNOWN TENANTS AND UNKNOWN PARTIES, WITH AN INTEREST IN THE SUBJECT PROPERTY BY VIRTUE OF ACTUAL POSSESSION OR ANY ALLEGED PRESENT OR FUTURE OWNERSHIP INTEREST 5112 EAST 122ND AVENUE TEMPLE TERRACE, FL 33617 UNITED STATES OF AMERICA JAMES T. WELLS 5112 EAST 122ND AVENUE TEMPLE TERRACE, FL 33617 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) SAKNARIN JUIKLOM, CHENJIT JUIKLOM, UNKNOWN TENANTS AND UNKNOWN PARTIES, WITH AN INTEREST IN THE SUBJECT PROPERTY BY VIRTUE OF ACTUAL POSSESSION OR ANY ALLEGED PRESENT OR FUTURE OWNERSHIP INTEREST AND JAMES T. WELLS, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida: The North 250 feet of the South 300 feet of the East 76 feet of the West 990 feet of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 28 South, Range 19 East, lying and being in Hillsborough County, Florida. has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on the 21 day of August, 2025. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA By: Isha Tirado-Baker Deputy Clerk NOTICE TO PERSONS WITH DISABILITIES If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL, 33602, Phone: 813-272-7040, ADA@fljud13.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice-impaired, call 711. FOR PUBLICATION – RETURN TO COPY: THE MANLEY LAW FIRM LLC 11080-1019016</div><div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002844</div><div></div></div><div><div>IN RE: ESTATE OF CRYSTAL LAMBERT Deceased.</div><div></div></div><div><div>NOTICE TO CREDITORS (Summary Administration)</div><div>The administration of the estate of Crystal Lambert, deceased, whose date of</div></div></div>	<div>HILLSBOROUGH COUNTY</div> <div>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 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 CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025. Petitioner: Cheryl Alvarez 17274 Hackberry Square, Apt. 406 Land O' Lakes, Florida 34638 Attorney for Petitioner: Joseph Martinez, Esq. Florida Bar Number: 483990 Joseph F. Martinez, P.A. 2202 N. Westshore Boulevard, Ste. 200 Tampa, Florida 33607 Telephone: (727) 363-1529 Fax: (813) 288-1520 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us 8/29-9/5/25LG 2T</div> <div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002724 Division B</div><div></div></div> <div><div>IN RE: ESTATE OF ROBERT DAVID WRIGHT Deceased.</div><div></div></div> <div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of ROBERT 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 personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Section 732.216 - 732.228, applies, or may apply unless a written demand is made by a creditor as specified under Section 732.2211. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025. Personal Representative: /s/ Heather Marie Wright 16810 Stanza Ct. Tampa, FL 33624 Attorney for Personal Representative: /s/ Elizabeth P. Allen, Attorney Florida Bar No. 794480 Primary Email: eallen@gibblaw.com Secondary Email: plamb@gibblaw.com Gibbons Neuman 3321 Henderson Blvd. Tampa, FL 33609 Telephone: (813) 877-9222 8/29-9/5/25LG 2T</div><div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY DIVISION CASE NO.: 24-DR-013114 DIVISION: J</div><div></div></div><div><div>IN RE: THE MARRIAGE OF BRYAN DAVID HENSON, Petitioner/Husband, and SHOSHANNA HENSON, Respondent/Wife.</div><div></div></div><div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</div><div>COMES NOW, Petitioner/Husband, BRYAN 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:</div><div>TO: Respondent/Wife, SHOSHANNA HENSON, whose last known address is 2205 Lauren Circle, Brandon, Florida 33510.</div><div>YOU ARE HEREBY NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required</div></div></div>	<div>HILLSBOROUGH COUNTY</div> <div>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 Marriage 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 documents upon request. You must keep the Clerk of Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the addressees) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 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</div> <div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CC-020419 DIVISION: R</div><div></div></div> <div><div>KATARZYNA MARCINIEC, Plaintiff, v. ANNA MOSZKOWICZ, Defendant.</div><div></div></div> <div><div>NOTICE OF ACTION</div><div>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. 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</div><div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002228</div><div></div></div><div><div>IN RE: ESTATE OF WALTER D. NEA, JR. Deceased.</div><div></div></div><div><div>NOTICE TO CREDITORS (Summary Administration)</div><div>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 Edgcomb 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</div><div>ALL INTERESTED PERSON ARE NOTIFIED 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 29, 2025 Person Giving Notice:</div></div></div>

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY <div>/s/ Jessica Rodgers Jessica Rodgers 1148 Avent Drive Apt. 204 Fort Mill, SC 29708</div><div>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</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-009716 Division: CP</div><div>KIMBERLY FLOWERS, Petitioner, and CIAIRRA MORRISON, Respondent.</div><div>NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY</div><div>TO: QUANTAVIOUS JACKSON Address Unknown</div><div>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 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.</div><div>The action is asking the court to decide how the following real or personal property should be divided: N/A</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div></div>	<div>HILLSBOROUGH COUNTY <div>Dated August 26, 2025 Clerk of the Circuit Court</div><div>By: s/ Mary Glover Deputy Clerk</div><div>8/29-9/19/25 4T</div><div>-----</div><div>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</div><div>IN THE INTEREST OF: S.C. DOB: 6/25/2017 S.C. DOB: 3/22/2022 S.C. DOB: 3/30/2023 MINOR CHILDREN</div><div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</div><div>TO: NATALIE CHIN, address unknown</div><div>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 Court-house 800 East Twiggs Street Tampa, Florida 33602, for an ADVISORY HEARING.</div><div>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.</div><div>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.</div></div>	<div>HILLSBOROUGH COUNTY <div>WITNESS, my hand as Clerk of said Court and the Seal thereof, this 18th day of August, 2025.</div><div>Victor Crist, Clerk of Court</div><div>By: s/ Santiago Zambano As Deputy Clerk</div><div>8/29-9/19/25LG 4T</div><div>-----</div><div>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</div><div>IN THE INTEREST OF: S.C. DOB: 6/25/2017 S.C. DOB: 3/22/2022 S.C. DOB: 3/30/2023 MINOR CHILDREN</div><div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</div><div>TO: SINCLAIR CHIN, address unknown</div><div>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 Court-house 800 East Twiggs Street Tampa, Florida 33602, for an ADVISORY HEARING.</div><div>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.</div><div>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS</div></div>	<div>HILLSBOROUGH COUNTY <div>THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.</div><div>WITNESS, my hand as Clerk of said Court and the Seal thereof, this 18th day of August, 2025.</div><div>Victor Crist, Clerk of Court</div><div>By: s/ Santiago Zambano As Deputy Clerk</div><div>8/29-9/19/25LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-2894 DIVISION B Florida Bar #308447</div><div>IN RE: ESTATE OF CLIFTON ALVIN PAULDING, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>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.</div><div>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>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.</div><div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS</div></div>	<div>HILLSBOROUGH COUNTY <div>BARRED.</div><div>The date of the first publication of this Notice is August 29, 2025.</div><div>Personal Representative: SUSAN PAULDING 3703 Ohio Avenue Tampa, FL 33611</div><div>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</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CC-001452</div><div>BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RECORDO ADREAN LAWRENCE and KERRY-ANN LAWRENCE, husband and wife and UNKNOWN TENANT, Defendants.</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-001452, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and RECORDO ADREAN LAWRENCE and KERRY-ANN LAWRENCE, husband and wife, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 10, 2025, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:</div><div>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.</div><div>Property Address: 704 Orchard Isle Court, Valrico, FL 33594-4071</div><div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div><div>Dated August 20, 2025</div><div>/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</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div>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</div><div>In Re: The Adoption of a Minor Child: J.J.C. Petitioner</div><div>NOTICE OF ACTION – TERMINATION OF PARENTAL RIGHTS AND GRANDPARENT ADOPTION</div><div>TO: CELIA VERONICA ABAD l/k/a 2051 East Mulberry Drive Tampa, FL 33604</div><div>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. Azelee St., Tampa, Florida 33606, U.S.A., Petitioner'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 thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking pleadings.</div><div>WITNESS my hand and seal of said Court on this 13th day of August, 2025.</div><div>Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Isha Tirado-Baker As Deputy Clerk</div><div>8/29-9/19/25LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>(Continued on next page)</div></div>

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE
<p>As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 9/10/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.</p> <p>Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.</p>
CASES TO BE HEARD AT THE 9:00 A.M. HEARING
CASE NO: COD-25-0000516 NAME OF VIOLATOR: DRURY ELLARD LOCATION OF VIOLATION: 818 S WEST SHORE BLVD, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: BEACH PARK LOT 14 & N 1 FT OF LOT 13 BLOCK 18 AND W 1/2 OF CLOSED ALLEY ABUTTING THEREON EAST FOLIO: 113670.0000
CASE NO: COD-25-0000625 NAME OF VIOLATOR: SANDRA Y NELSON LOCATION OF VIOLATION: 1515 W GRACE ST, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: COLLINS PHILIP 2ND ADDITION LOT 17 BLOCK 7. FOLIO: 178446.0000
CASE NO: COD-25-0001246 NAME OF VIOLATOR: CAL J EUSTAQUIO LOCATION OF VIOLATION: 917 E 12TH AVE, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: BELMONT LOT 4 BLOCK 2 FOLIO: 198412.0000
CASE NO: COD-25-0001542 NAME OF VIOLATOR: ESTATE OF MAY SEEBARAN LOCATION OF VIOLATION: 3924 W CASS ST, TAMPA, FL CODE SECTIONS: 19-231(15)b 19-231(15)c LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 4 BLOCK 14 FOLIO: 114551.0000
CASE NO: COD-25-0001805 NAME OF VIOLATOR: BYM RETAIL LLC LOCATION OF VIOLATION: 6102 S MACDILL AVE, TAMPA, FL CODE SECTIONS: 19-237(3) LEGAL DESCRIPTION: SOUTHSIDE REV PLAT OF LOTS 1 TO 14 INCL BLK 5 AND ALL BLOCK 14 LOTS 1 & 2 AND LOT BEG NE COR OF LOT 3 AND RUN SELY 150 FT TO SE COR LOT 3 SWLY TO PT ON MAC DILL AVE AND N TO BEG...N 1/2 OF ALLEY S OF LOTS 1 & 2 AND ALL OF ALLEY S OF LOT 3 BLOCK 14 FOLIO: 135596.0000
CASE NO: COD-25-0002062 NAME OF VIOLATOR: JPAC TRUST LOCATION OF VIOLATION: 2703 N 29TH ST, TAMPA, FL CODE SECTIONS: 19-231(5)c 19-231(6) 19-231(8) 19-231(13) 19-231(14)b 19-231(15)b 19-231(15)c 19-231(17) LEGAL DESCRIPTION: GREENVILLE SUBDIVISION PLAT 3 PG 50 LOTS 9 AND 10 BLOCK 18 AND W 1/2 OF VACATED ALLEY LYING EAST OF LOT 9 FOLIO: 188588.0000
CASE NO: COD-25-0002153 NAME OF VIOLATOR: PAUL TIMOTHY VADNAIS LOCATION OF VIOLATION: 1907 N 34TH ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: EAST BAY ADDITION LOT 9 LESS PART FOR RD DESC AS BEG AT SW COR & RUN E 2.91 FT NWLY 20.21 FT & S ... FOLIO: 175592.0000
CASE NO: COD-25-0002166 NAME OF VIOLATOR: JASON L MC BRIDE LOCATION OF VIOLATION: 2702 E EMMA ST, TAMPA, FL CODE SECTIONS: 19-231(3) 19-231(10) 19-231(15)c 19-231(17) LEGAL DESCRIPTION: ENGLEWOOD LOT 30 LESS RT OF WAY BLOCK 6 FOLIO: 155707.0000
CASE NO: COD-25-0002190 NAME OF VIOLATOR: 36TH YBOR COMMERCIAL YARD LOCATION OF VIOLATION: 1603 N 36TH ST, TAMPA, FL CODE SECTIONS: 22-8 22-60 LEGAL DESCRIPTION: EAST BAY PARK SECOND REVISION LOTS 1 TO 14 INCL BLOCK 1 FOLIO: 175903.0000
CASE NO: COD-25-0002240 NAME OF VIOLATOR: VISTORIA B AND SANDRA B LOCATION OF VIOLATION: 2612 E POINSETTIA AVE, TAMPA, FL CODE SECTIONS: 19-49 19-231(15)a LEGAL DESCRIPTION: ALTMAN COLBY LAKE SUBDIVISION LOT 1 BLOCK 4 FOLIO: 143153.0000

CASE NO: COD-25-0002417 NAME OF VIOLATOR: PALMETTO BEACH COMMUNITY LOCATION OF VIOLATION: 308 S 22ND ST, TAMPA, FL CODE SECTIONS: 19-233(a) 19-237(3)a,g LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 13 BLOCK 27 FOLIO: 190784.0000	CASE NO: COD-25-0002617 NAME OF VIOLATOR: UGA STREET PROPERTIES LLC LOCATION OF VIOLATION: 3607 N 52ND ST, TAMPA, FL CODE SECTIONS: 19-231(1)a 19-231(1)f 19-231(10) 19-231(17) LEGAL DESCRIPTION: GRANT PARK LOT 16 BLOCK 15 FOLIO: 158981.0000	CASE NO: COD-25-0002712 NAME OF VIOLATOR: TIMOTHY AND REBECCA LOCATION OF VIOLATION: 8728 ASHWORTH DR, TAMPA, FL CODE SECTIONS: 19-59 19-231(15)c LEGAL DESCRIPTION: HAMPTON ON THE GREEN PHASE 2 LOT 26 BLOCK 3 FOLIO: 33972.0198
CASES TO BE HEARD AT THE 1:00 P.M. HEARING	CASE NO: COD-25-0002088 NAME OF VIOLATOR: DAVID A THOMAS LOCATION OF VIOLATION: 4185 E HILLSBOROUGH AVE, TAMPA, FL CODE SECTIONS: 27-283.2 27-326 LEGAL DESCRIPTION: LOT BEG 50 FT S & 25 FT W OF NE COR OF NW 1/4 & RUN S 145 FT W 100 FT N 145 FT E 100 FT TO POB FOLIO: 153488.0000	CASE NO: COD-25-0002136 NAME OF VIOLATOR: LIGHTHOUSE BAY HOLDINGS LTD LOCATION OF VIOLATION: 5055 S DALE MABRY HWY, TAMPA, FL CODE SECTIONS: 27-290.3 27-326 LEGAL DESCRIPTION: THE N 900 FT OF NE 1/4 OF NW 1/4 E OF RR R/W LESS HWY AND N 900 FT OF NW 1/4 OF NE 1/4 LESS TRACT: DESC AS COM ON NWLY R/W LINE OF CHURCH ST AND THE N R/W LINE OF GANDY BLVD THN S 00 DEG 31 MIN 05 SEC W 100 FT TO PT OF INTERSEC WITH S R/W LINE OF GANDY BLVD RUN S 89 DEG 28 MIN 55 SEC E 114.47 FT TO POB THN S 89 DEG 28 MIN E 994.72 FT THN S 00 DEG 56 MIN 12 SEC W 530 FT THN S 69 DEG 18 MIN 43 SEC W 167.08 FT THN N 75 DEG 11 MIN 51 SEC W 1063.98 FT THN N 29 DEG 59 MIN 53 SEC E 378 FT TO POB AND LESS R/W FOR DALE MABRY HWY FOLIO: 132493.0000
CASE NO: COD-25-0002175 NAME OF VIOLATOR: BONNIE M BARBIERA/LIFE ESTATE LOCATION OF VIOLATION: 475 MARMORA AVE, TAMPA, FL CODE SECTIONS: 27-290.0 27-326 LEGAL DESCRIPTION: BYARS THOMPSON ADDITION DAVIS ISLAND LOT 5 BLOCK 2 FOLIO: 196401.0000	CASE NO: COD-25-0002199 NAME OF VIOLATOR: EDWIN A ARTIENDA LOCATION OF VIOLATION: 2604 E 110TH AVE, TAMPA, FL CODE SECTIONS: 27-287.25(e)(3) LEGAL DESCRIPTION: SHERWOOD HEIGHTS UNIT NO 2 LOT 12 LESS E 1 FT BLOCK 8 FOLIO: 140983.0000	CASE NO: COD-25-0002304 NAME OF VIOLATOR: JOAN KING LOCATION OF VIOLATION: 4010 N 29TH ST, TAMPA, FL CODE SECTIONS: 19-46 19-49 19-50 19-231(15)c 27-283.11(b) 27-326 LEGAL DESCRIPTION: NORTH CAMPOBELLO LOT 3 BLOCK 3 FOLIO: 155580.0000
CASE NO: COD-25-0002370 NAME OF VIOLATOR: TANNOUS, NIDIA LOCATION OF VIOLATION: 11402 N 30TH ST, TAMPA, FL CODE SECTIONS: 27-289.9 27-326 LEGAL DESCRIPTION: EAST 285 FT OF SOUTH 188 FT OF NORTH 228 FT OF SE 1/4 OF NE 1/4 OF NW 1/4 FOLIO: 140526.0000	CASE NO: COD-25-0002382 NAME OF VIOLATOR: JOE ANNA HUMPHREY ESTATE LOCATION OF VIOLATION: 3011 N JEFFERSON ST, TAMPA, FL CODE SECTIONS: 27-287.25(e)(3) LEGAL DESCRIPTION: CENTRAL PARK BLKS 1 2 4 TO 12 13 14 AND 15 S 52 1/2 FT OF LOTS 9 AND 10 BLOCK 5 FOLIO: 182962.0000	IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY- EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.
INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOX-X-KNOWLES, CMC CITY CLERK		8/15-9/5/25LG 4T

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

CASE NO.: 2025-CA-000832
DIVISION: K

ELBA RODRIGUEZ,
Plaintiff,
v.
HECTOR VENEGAS, LUIS VENEGAS,
THE ESTATE OF HERMAN VENEGAS,
EDWARD VENEGAS, MADELINE
VENEGAS, JOSE PEREZ COLPETAN,
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 EDUARDO 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
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, River-
view, 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 ad-
dress is 710 Oakfield Drive, Suite 158,
Brandon, FL 33511, within thirty (30) days
of the date which this Notice was first pub-
lished, and file the original with the clerk
of this court either before service on the
plaintiff's attorney or immediately there-
after; 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 en-
tered 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 Trust	

ALL INTERESTED PERSONS ARE NOTI-
FIED THAT:

All creditors of the estate of the decedent
and persons having claims or demands
against the estate of the decedent other
than those for whom provision for full 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. NOTWITHSTAND-
ING 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 Evans, Attorney
Florida Bar Number: 381136
4631 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 758-2173
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 Coun-
ty, Florida, Probate Division, the address
of which is 800 E. Twiggs Street, Tampa,
Florida 33602 (Mailing Address: Post Of-
fice Box 1110, Tampa, Florida 33601).
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

LEGAL ADVERTISEMENT

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 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 PUBLI-
CATION OF THIS NOTICE.

The personal representative or curator
has no duty to discover whether any prop-
erty 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
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 Cur-
rent 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
office.**

**WARNING: Rule 12.285, Florida Fam-
ily Law Rules of Procedure, requires
certain automatic disclosure of docu-
ments and information. Failure to com-
ply 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.,
Plaintiff,
vs.

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 follow-
ing described property:

Lot 1, Block 3, Riverbend West,
Phase 2, as per the plat thereof, as
recorded in Plat Book 128, Page 219,
of the Public Records of Hillsborough
County, Florida.

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

LEGAL ADVERTISEMENT

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 **Septem-
ber 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 im-
mediately thereafter; otherwise default will
be entered against you for the relief de-
manded in the complaint or petition.

DATED on August 22, 2025

Victor D. Crist
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602

By: s/ Mustafa Divan
Deputy Clerk
Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

8/29-9/5/25LG 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
Deceased.

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

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

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

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

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

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

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

Personal Representative:
/s/ Eugene D. Weiner
3623 W. Tacon St.
Tampa, FL 33629

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

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 Bon-
nie L. Solomon, deceased, whose date
of death was May 31, 2025, is pending in
the Circuit Court for Hillsborough County,
Florida, Probate Division, the address of
which is PO Box 3360, Tampa, Florida
33601. The names and addresses of the
personal representative and the personal
representative's attorney are set forth be-
low.

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

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

All other creditors of the decedent and
other persons having claims or demands
against decedent's estate must file their
claims with this court WITHIN 3 MONTHS
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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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

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

Personal Representative:
/s/ Kari S. Brown
6617 Seabird Way
Apollo Beach, Florida 33572

Attorney for Personal Representative:
/s/ Gerard F. Wehle, Jr., Attorney
Florida Bar Number: 769495
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: j@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com
8/29-9/5/25LG 2T

NOTICE OF SUSPENSION

HILLSBOROUGH COUNTY

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

A Notice of Suspension to suspend your
license(s) and eligibility for licensure has
been filed against you. You have the right
to request a hearing pursuant to Sections
120.569 and 120.57, Florida Statutes, by
mailing a request for same to the Florida
Department of Agriculture and Consum-
er Services, Division of Licensing, Post
Office Box 5708, Tallahassee, Florida
32314-5708. If a request for hearing is not
received by 21 days from the date of the
last publication, the right to hearing in this
matter will be waived and the Department
will dispose of this cause in accordance
with law.

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

NOTICE OF SALE

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

2007 DODG PK 1D7HA18297S122310

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

OWNER: MOHAMMAD A HASAN / LIEN
HOLDER: NONE

ANY PERSON(S) CLAIMING ANY IN-
TEREST IN THE ABOVE VEHICLES
SHOULD CONTACT: BEST LIEN SER-
VICES (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

Tarvis Howard	B667	\$359.34
Russell Hopley	1066	\$468.40
Wilmary Valentin	B279	\$271.74
Micheel Anderson	B275	\$183.40
Tasha Parks	1016	\$470.40
Maketha Lewis	B143	\$1,162.40
Rodelyn Magloire	1038	\$452.50
Jasmine Francis	B723	\$115.08
Erica Parker	B421	\$493.90
Ruth Melveney	B061	\$302.80
Sherla Paulsen	B502	\$445.25
Ronald Green	B129	\$618.50
Ernesto Ventura	B668	\$259.34
Angelica Marie Cevallos	B649	\$355.10
Sylvio Desir	1022	\$638.75
Janice Abdelwahed	B567	\$345.24
Suhail Cortes Quinones	B612	\$449.35
Kimberly Sloan	1003	\$470.40

10415 N. Florida Ave., Tampa, FL 33612

Elizabeth Pacheco	606	\$323.50
Richard Mikulaj	1169	\$928.60
Georgiana Robinson	1141	\$606.00
Darrick Whitehead	143	\$462.84
Annica Morgan	1251	\$328.85
Monique Jackson	241	\$584.96
Rosetta Coleman	207	\$246.54
Erik Torrente	1325	\$573.72
Ricardo Solomon	1280	\$455.70

2309 Angel Oliva Senior St., Tampa, FL 33605
Cournelius McDonald 3026E \$601.51
Stephanie Garcia-Mayor 3160W \$508.65
Elaine Godwin 3133W \$416.64
Breath of Life 3021E \$425.90

4406 W. Hillsborough Ave., Tampa, FL 33614

Krissia Archaga	4425	\$472.76
Candice McDay	4039	\$335.84
Theo Lane	3016	\$2,231.00
Aquiltania Colbert	3073	\$654.93
Lisa Field	4248	\$341.84
Amanda Richardson	4021	\$429.15
Jeffrey Johnson	1215	\$294.44
Daniel Cotten	1302	\$550.92
Darlene Clark	4125	\$280.00
Veronica Vargas	1622	\$375.98
Elsa DeJesus	3176	\$354.54
Alton Walker	4402	\$273.74
Rosy Maryorix Maldonado	3126	\$494.81
Mary La Rosa	3136	\$338.64
Larry Johnson	2120	\$280.10
Claudia Rios	4409	\$898.87
Aquiltania Colbert	1210	\$359.85
Natasha Cooper	4131	\$335.84

5404 W. Waters Ave., Tampa, FL 33634

Dan White	2166	\$515.64
Taybet Siso	1250	\$349.00
Victor Sanchez Solis	1047	\$426.90
Andrew Caldwell	1130	\$440.44
Joshua Chester	1037	\$638.80

11401 W. Hillsborough Ave., Tampa, FL 33635

Keisha Alamin	2064	\$400.05
Tinisha Hart	1408	\$304.04
Joshua Butler	1310	\$351.11
Juan Franco	2184	\$391.60

3182 Curlew Rd., Oldsmar, FL 34677

Ora Crutcher	D021	\$811.20
John Carey	C125	\$2,472.39
Bernadette Billups	C204	\$430.10
Alexis Rambo	B135	\$316.80

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Frank Laurenzana	G006	\$2,576.50
Andrew Sneathen	A139	\$430.10
Lexie McGeough	C303	\$522.00
Elizabeth Gomez		

HILLSBOROUGH COUNTY

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/ 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 DIVISION
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.

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

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

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

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

Personal Representative:
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
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

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

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

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 TAMRA ANN GORRASI AKA TAMRA ANN KASPI, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is George Edgecomb Courthouse at 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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-

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 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:
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: 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, 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 unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
/s/ 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
PROBATE 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.

All creditors of the decedent and other persons having claims or 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

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 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:
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,
vs.

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 ¼ of lot 10, NORTH VILLAGE SUBDIVISION, as recorded in Plat Book 49, Page 43, of the Public Records of Hillsborough County, Florida, more particularly described as follows: Beginning at the southeast corner of said lot 10; thence south 89 Degrees, 10 minutes, 02 seconds west, 266.24 feet to a point on a curve concave to the southeast and having a radius of 25.00 feet (a radial to said point bears north 79 degrees, 17 minutes, 35 seconds west) said point also being on the southerly right-of-way line of Bardmoor Place; thence continue along said right-of-way line of Bardmoor Place, the following courses and curves; northeasterly along the arc of aforementioned curve 34.23 feet through a central angle of 78 degrees 27 minutes 37 seconds; thence north 89 degrees 10 minutes 02 seconds east 56.75 feet to the beginning of a tangent curve concave to the northwest and having a radius of 75.00 feet; thence northeasterly along said curve 85.85 feet through a central angle of 65 degrees, 35 minutes, 08 seconds; thence leaving the east right-of-way line of Bardmoor Plsce nontangent north 89 degrees, 10 minutes, 02 seconds east, 116.71 feet; thence south 00 degrees, 49 minutes, 58 seconds east, 64.00 feet to the point of beginning.

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

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

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

/s/ 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

8/29-9/5/24LG 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,
and
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-judgment action for modification of a final judgment dissolution of marriage has been filed against you and that you are required to serve a copy of your written defense, if any, to it on Sam Badawi, Esq. Attorney for Petitioner, whose address is 1405 University Point Place, Tampa, FL 33613 and file the original with the clerk of court at 800 East Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **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 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(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 8/20/2025
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
PROBATE DIVISION
Case No: 2025-CP-001664
Division: A

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 Elynn Freedman a/k/a Carla E. Freedman a/k/a Carla Freedman, deceased, whose date of death was September 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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:
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.

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:
GLORIA JEAN McCLAMMA
7001 W. Dormary 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 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:
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

8/29-9/5/25LG 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,
and
TIMOTHY C. DRISCOLL JR.,
Respondent/Husband.

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

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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY</div> <p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ZUZANA FAZEKASOVA c/o her attorney of record, Shirin Rustomji, Esq., whose address is 3242 Henderson Blvd., Ste. 310, Tampa, FL 33609 on or before September 19, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how real or personal property should be divided: N/A</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.</p> <p>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.</p> <p>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</p> <p>8/22-9/12/25 4T</p> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25DR10909 Division: CP</div> <p>INGRID VANESSA ARCE MADRIGAL, Petitioner, and DARRELL ANDREW DURHAM JR., Respondent.</p> <p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</p> <p>TO: DARRELL ANDREW DURHAM JR. 15040 S. US Hwy 301 Wimauma, FL 33598</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on INGRID VANESSA ARCE MADRIGAL, whose address is 15040 S. US Hwy 301, Wimauma, FL 33598, on or before 9/19/2025, and file the original with the clerk of this Court at Clerk of Court, 301 N Michigan Ave Room 1071, Plant City, FL 33563 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: NA</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>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.</p> <p>Dated August 14, 2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Galina Zahorsky Deputy Clerk</p> <p>8/22-9/12/25LG 4T</p> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-11165 Division: FP</div> <p>STEPHANIE D ADAMS Petitioner, and PRISCILLA M LOVETTE Respondent.</p> <p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</p> <p>TO: PRISCILLA M LOVETTE 6211 Olivedale Drive Riverview, FL 33578</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on STEPHANIE D ADAMS, whose address is 6211 Olivedale Drive, Riverview, FL 33578, on or before 9/25/25, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: NA</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-</p>	<div>HILLSBOROUGH COUNTY</div> <p>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 office.</p> <p>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.</p> <p>Dated August 20, 2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk</p> <p>8/22-9/12/25LG 4T</p> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 25-DR-006679 DIVISION: D</div> <p>IN RE: The Marriage of: HEATHER MAE JENNIFER ALMASRI, Petitioner/Wife, and IHAB EMAD ABDELRAHMAN ALMASRI, Respondent/Husband.</p> <p>NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER</p> <p>TO: IHAB EMAD ABDELRAHMAN ALMASRI, Respondent, whose last known address is 2049 60th Street N., Saint Petersburg, FL 33710</p> <p>YOU ARE HEREBY NOTIFIED that an action for Petition for Dissolution of Marriage has been filed against you by HEATHER MAE JENNIFER ALMA SRI, Petitioner, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is</p> <p>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</p> <p>and to file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa FL 33602 on or before 9/17/2025; otherwise, judgment may be entered against you for the relief demanded in the Petition.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>WITNESS my hand and seal of said Court on August 12, 2025.</p> <p>Victor D. Crist Clerk of the Circuit Court By: /s/ Mary Glover Deputy Clerk</p> <p>8/15-9/5/25LG 4T</p> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 24-DP-262 DIVISION: C</div> <p>IN THE INTEREST OF: X.C. DOB: 4/1/2024, H.C. DOB: 4/1/2024, MINOR CHILDREN</p> <p>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</p> <p>TO: Billy Cook, address unknown</p> <p>YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: X.C. born on 4/1/2024, and H.C. born on 4/1/2024. You are hereby commanded to appear on September 15, 2025, at 1:45 PM before the Honorable Daryl Manning at the Hillsborough Courthouse Courtroom 308, Edgcomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISORY HEARING.</p> <p>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.</p> <p>PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.</p> <p>WITNESS, my hand as Clerk of said Court and the Seal thereof, this 11 day of August, 2025.</p> <p>Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk</p> <p>8/15-9/5/25LG 4T</p> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No: 25-DR-8559 Division: D</div> <p>In re: The Marriage of:</p>	<div>HILLSBOROUGH COUNTY</div> <p>ESTELA ARGENTINA PEREZ LEON Petitioner, and AROEEL VANDEN BROELE Respondent.</p> <p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</p> <p>TO: AROEL VANDEN BROELE Bahnhofstrasse 65 Wettingen, Switzerland</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ESTELA ARGENTINA PEREZ LEON, whose address is 816 W Minnehaha, Tampa, FL 33604 on or before 9/15/25, and file the original with the clerk of this Court at 419 N Pierce St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: NA</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>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.</p> <p>Dated July 30, 2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk</p> <p>8/15-9/5/25LG 4T</p> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA PROBATE DIVISION File Number: 2025CP001880</div> <p>IN RE: ESTATE OF Betty McNab-Boyle Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>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 below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Co-Personal Representatives: James M. McNab 16742 S Shore Ln Eden Prairie, IL 60060 Barbara L. Emde 801 Banbury Rd Mundelein, IL 60060</p> <p>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</p> <p>9/5-9/12/25LG 2T</p> <div>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, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF MARY LOU RAINES A/K/A MARY RAINES A/K/A MARY LOU</div>	<div>MANATEE COUNTY</div> <p>GOAD RAINES (DECEASED), ET AL. DEFENDANT(S).</p> <p>NOTICE OF FORECLOSURE SALE</p> <p>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.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 35 SECONDS W, ALONG SAID CENTERLINE 1342.26 FEET TO THE POINT OF BEGINNING; THENCE S 0 DEGREES 44 DEGREES 18 MINUTES E, 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.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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.</p> <p>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</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 711. 11080-1019309</p> <div>IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-000770</div> <p>THE RESIDENCES AT CROSSCREEK HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. LILIANA P. BARROS ESPINOSA, A SINGLE WOMAN AND EUDOMARIO RIOS TORRES, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Defendant.</p> <p>NOTICE OF ACTION</p> <p>TO: EUDOMARIO RIOS TORRES 3771 Manorwood Loop Parrish, FL 34219</p> <p>You are notified that an action to foreclose a lien on the following property in Manatee County, Florida:</p> <p>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.</p> <p>Commonly known as 3771 Manorwood Loop, Parrish, FL 34219, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon, Esq. as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711.</p> <p>In and for Manatee County:</p> <p>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.</p> <p>Dated 8/27/2025 Angelina "Angel" Colonnese Clerk of Court and Comptroller Manatee County, Florida</p> <p>8/29-9/5/25LG 2T</p> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP1844 Division Probate</div> <p>IN RE: ESTATE OF DOLORES RITA MANDERSCHIED AKA DOLORES B. MANDERSCHIED, AKA DOLORES R. MANDERSCHIED Deceased.</p> <p>NOTICE TO CREDITORS</p> <p>The administration of the estate of DOLORES RITA MANDERSCHIED aka DOLORES B. MANDERSCHIED, aka DOLORES R. MANDERSCHIED, deceased,</p>	<div>MANATEE COUNTY</div> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 29, 2025.</p> <p>Personal Representative: DAVID M. MANDERSCHIED 4001 70th Street East Palmetto, Florida 34221</p> <p>Attorney for Personal Representative: JASON M. DEPAOLA Florida Bar Number: 0180040 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</p> <p>8/29-9/5/25LG 2T</p> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA000840AX</div> <p>FREEDOM MORTGAGE CORPORATION Plaintiff, vs. CORNEL EUGENE CAMPBELL A/K/A CORNEL CAMPBELL A/K/A CORNEL E. CAMPBELL AND DANINELLE NICOLE JENKINS A/K/A DANINELLE JENKINS A/K/A DANIELLE N. JENKINS, ET AL., Defendant(s).</p> <p>NOTICE OF ACTION</p> <p>TO: Cornel Eugene Campbell Last Known Address: 5322 Olano Street, Palmetto, FL 34221 Current Residence: UNKNOWN</p> <p>Cornel Eugene Campbell Last Known Address: 207B 61st Ave E, Bradenton, FL 34203 Current Residence: UNKNOWN</p> <p>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</p> <p>Unknown spouse of Cornel Eugene Campbell A/K/A Cornel Campbell A/K/A Cornel E. Campbell Last Known Address: 207B 61st Ave E, Bradenton, FL 34203 Current Residence: UNKNOWN</p> <p>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</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>Lot 342, ofTREVESTA - PHASE IIB, according to the plat thereof, as recorded in Plat Book 64, Page 128, of the Public Records of Manatee County, Florida.</p> <p>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, within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206; (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.</p> <p>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.gulfcoastlegal.org.</p> <p>(Continued on next page)</p>

LEGAL ADVERTISEMENT

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,

v.
CHRISTDALE, LLC, a Florida limited liability company; AMY R. WHITT, if living, and all unknown parties claiming by, through, under or against Amy R. Whitt who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against Amy R. Whitt; THE UNKNOWN SPOUSE OF AMY R. WHITT, if living, and all unknown parties claiming by, through, under or against The Unknown Spouse of Amy R. Whitt who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against The Unknown Spouse of Amy R. Whitt; TENANT #1 and TENANT #2, being unknown parties in possession, Defendants.

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

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

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

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

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

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

DATED this 19th day of August, 2025.
Angelina "Angel" Colonnesso
Clerk of Circuit Court
By: /s/ Kris Gaffney
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 Ln
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

LEGAL ADVERTISEMENT

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 LNDL UT SALWZ2RE3LA725626 OCT. 14, 2025 AT: DB ORLANDO COLLISION 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 PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

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 VEHICLE MAY FILE A DEMAND FOR HEARING 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 DISPUTED TRANSACTION OCCURRED.

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

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 Heinel, 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 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 September 5, 2025.

Personal Representative:
Deborah Heinel 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,

vs.
NATALY FANOUS AND MENA FANOUS, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pur-

LEGAL ADVERTISEMENT

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:

Unit 282, Building K, of Winter Park Woods formerly known as Place 436, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3192, Page(s) 297, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Orange County, Florida.

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 Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801. Telephone: (407) 836-2303 within two (2) working days of your receipt of this (describe notice); If you are hearing or voice impaired, call 1-800-955-8771.

/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,

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

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

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

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

THE FOLLOWING DESCRIBED LAND LOCATED IN THE COUNTY OF 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 ORANGE 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 Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after the date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

WITNESS my hand and seal of this Court on the 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,

vs.
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:

LEGAL ADVERTISEMENT

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 Taveras
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 with law.

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 Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR 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 this action on Tatiana Da Cunha, Esquire, Petitioner's attorney, whose address is 6965 Piazza Grande Avenue, Orlando Florida 32835 on or before 10/2/2025, and file the original with the clerk of this court at Orange County Courthouse, 425 N. Orange Avenue, Orlando, FL 32801 either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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 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 with law.

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

NOTICE OF

LEGAL ADVERTISEMENT

ORANGE COUNTY

ADMINISTRATIVE COMPLAINT
ORANGE COUNTY

To: MATTHEW K. DUTAIR

Case No.: CD202501402/D 3412833
An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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 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, Plaintiff,

vs.
JUAN MORALES, et al,
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 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, Association 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 NEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 819 CABARET COURT KISSIMMEE 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 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 Court-house 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
Fax: (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,

vs.
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, et al, 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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>OSCEOLA COUNTY</div> <div><p>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:</p><p>LOT 19, BLOCK C, EUREKA, ACCORDING 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.</p><p>A/K/A 763 ROLFE STREET KISSIMMEE FL 34741</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p><p>Dated this 1st day of September, 2025.</p><p>By: /s/ Justin Ritchie Florida Bar #106621</p><p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com CT - 22-000585</p><p>9/5-9/12/25LG 2T</p><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>CIVIL ACTION</div><div>CASE NO.: 2023 CA 004029 MF</div><div>U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff,</div><div>vs.</div><div>RICARDO AGOSTINHO, et al, Defendant(s).</div><div>NOTICE OF SALE</div><div>PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated July 30, 2025, and entered in Case No. 2023 CA 004029 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which U.S. Bank Trust National Association not in its Individual Capacity but 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,) 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:<p>LOT 219, CELEBRATION NORTH VILLAGE UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 181, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</p><p>A/K/A 209 NORFOLK PLACE KISSIMMEE FL 34747</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p><p>Dated this 6th day of August, 2025.</p><p>By: /s/ Silver Jade Bohn Florida Bar #95948 Silver Jade Bohn, Esq.</p><p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 EService: servealaw@albertellilaw.com IN/22-010360</p><p>9/5-9/12/25LG 2T</p><div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>Case No.: 2024 CC 004370 CL</div><div>Eagle Bay of Osceola County Homeowners Association, Inc., Plaintiff,</div><div>vs.</div><div>Jean Carlos Calderon Rodriguez; et al. Defendant(s).</div><div>NOTICE OF FORECLOSURE SALE</div><div>NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated</div></div></div>	<div>OSCEOLA COUNTY</div> <div><p>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 Calderon 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:</p><p>Property Description:</p><p>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, FLORIDA.</p><p>Property Address: 2508 Tanner Terr., Kissimmee, FL 34743</p><p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated the 2nd day of September, 2025</p><p>DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association</p><p>By: /s/ Don H. Nguyen Don H. Nguyen, Esquire Florida Bar No. 51304 don@dhnatorneys.com</p><p>9/5-9/12/25LG 2T</p><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</div><p>MR FINANCIAL GROUP</p><div>Owner: Manuel Robusto 2628 Pleasant Cypress Circle Kissimmee, Florida 34741</div><p>9/5/25LG 1T</p><div>NOTICE OF SALE</div><div>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.</div><div>2015 BMW 4D WBA3B5C6FF962141 SEPT. 25, 2025 AT: KISSIMMEE AUTO BODY INC. 840 E DONEGAN AVE, KISSIMMEE, FL 34744 P#: 689-221-5097 TOTAL: \$2,472.21</div><div>2014 JEEP UT 1C4NJPFA3ED618067 OCT. 6, 2025 AT: BAM BAM AUTO REPAIR ENTERPRISES LLC 1103 PORTAGE ST, KISSIMMEE, FL 34741 P#: 407-750-8075 TOTAL: \$4,634.79</div><div>2011 INFI UT JNB8AZZND6B9700819 OCT. 14, 2025 AT: KISSIMMEE AUTO BODY INC. 840 E DONEGAN AVE, KISSIMMEE, FL 34744 P#: 407-785-2211 TOTAL: \$10,009.43</div><div>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.</div><p>9/5/25LG 1T</p><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>PNC Bank, National Association Plaintiff,</div><div>vs.</div><div>Paula M. Suarez, et al. Defendants. Case No.: 2020 CA 000618 MF</div><div>Division: 61</div><div>Judge Christine E. Arendas</div><div>NOTICE OF SALE</div><div>Notice is hereby given that on October 29, 2025 at 11:00AM, the below named Clerk of Court will offer by sale in Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 the following described real property: Lot 6, Celebration West Village, according to the plat thereof as recorded in Plat Book 9, Pages 91-97, of the Public Records of Osceola County, Florida. Commonly known as: 610 Canne Place, Kissimmee, FL 34747</div><div>Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</div><div>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.</div><div>KELVIN SOTO CLERK OF THE CIRCUIT COURT OSCEOLA COUNTY, FLORIDA</div><div>Craig P. Rogers (FLBN: 352128)</div><div>Michael E. Carleton (FLBN: 1007924)</div><div>Jordan A. Zeppetello (FLBN: 1049568)</div><div>Jasmin Hernandez (FLBN: 1044494)</div><div>The Manley Law Firm LLC</div><div>P. O. Box 165028</div><div>Columbus, OH 43216-5028</div><div>Telephone: 407-404-5266</div></div>	<div>OSCEOLA COUNTY</div> <div><p>Telecopier: 614-220-5613 Primary: statee-file@mdklegal.com Secondary: CPRogers@mdklegal.com Attorney for Plaintiff 11080-1018846</p><div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 25-CC-002170</div><div>NOVA POINTE HOMEOWNERS ASSOCIATION, INC., Plaintiff,</div><div>vs.</div><div>PAUL G. GILLAND AND TARA ANNE GILLAND, Defendants.</div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 26, 2025, by the County Court of Osceola County, Florida, the property described as:</div><p>Lot 94 of NOVA POINTE PHASE 1, according to the Plat thereof as recorded in Plat Book 22, Page(s) 86-87, of the Public Records of Osceola County.</p><p>and more commonly known as 1401 Pine Marsh Loop, Saint Cloud, FL 34771</p><p>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 November 13, 2025.</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</p><p>In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.</p><p>/s/ Katherine Martinez, Esq. Florida Bar No. 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff</p><p>8/29-9/5/25LG 2T</p><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO. 492025CA000285XXXAXA</div><div>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I Plaintiff,</div><div>vs.</div><div>ELSA ORTIZ, et al, Defendants.</div><div>NOTICE OF SALE</div><div>PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated August 19, 2025 and entered in Case No. 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. HERMANDEZ, OSCEOLA COUNTY, the Defendants. Armando Ramirez, Esq., Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola, Florida at 11:00 AM on October 2, 2025, the following described property as set forth in said Order of Final Judgment, to wit:</div><p>LOT 16, BLOCK 2213, POINCIANA NEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 144 THROUGH 158, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</p><p>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.</p><p>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.</p><p>"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone (407) 742-3708, via Florida Relay Service".</p><p>DATED at Osceola County, Florida, this 25th day of August, 2025.</p><p>RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com</p><p>By: s/ Brittany L. Harvey, Esq. Florida Bar No. 124795 24-F000489/TL</p><p>8/29-9/5/25LG 2T</p></div>	<div>OSCEOLA COUNTY</div> <div><p>IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</p><p>CIVIL DIVISION</p><p>CASE NO: 2023 CC 001202</p><p>EAGLE BAY TOWNHOMES OF OSCEOLA COUNTY HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,</p><p>vs.</p><p>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.</p><div>NOTICE OF SALE</div><div>PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2023-CC-001202, of the County Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein EAGLE BAY TOWNHOMES OF OSCEOLA COUNTY HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and TYE ZOE WALTERS, an unmarried woman and NNEKA BAGWELL, a married woman, and JORGE RODRIGUEZ, an unmarried man, all as joint tenants with rights of survivorship and UNKNOWN TENANT, are Defendants, the Clerk of the Osceola County Court will sell to the highest bidder for cash on <u>October 7, 2025</u> 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:</div><p>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.</p><p>Property Address: 2932 Clarabelle Court, Kissimmee, FL 34743-6072</p><p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p><p>In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone (407) 742-3708, via Florida Relay Service.</p><p>Dated August 27, 2025</p><p>/s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF</p><p>8/29-9/5/25LG 2T</p><div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>Case No.: 2024 CC 002823 CF</div><div>Overlook Reserve Homeowners Association, Inc., Plaintiff,</div><div>vs.</div><div>Shynetra Reshae Jackson, Defendant(s).</div><div>NOTICE OF FORECLOSURE SALE</div><div>NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated August 20, 2025, and entered in Case Number: 2024 CC 002823 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein Overlook Reserve Homeowners Association, Inc. is the Plaintiff, and Shynetra Reshae Jackson, Kenneth Menard Jackson, and Secretary of Housing and Urban Development are the Defendants, the clerk will sell to the highest and best bidder for cash at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on October 7, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:</div><p>Property Description:</p><p>LOT 199, OVERLOOK RESERVE PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 65 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</p><p>Property Address: 4679 Marcos Circle, Kissimmee, FL 34758</p><p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</p><p>Dated the 21st day of August, 2025</p><p>DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association</p><p>By: /s/ Ryan Fong Ryan Fong, Esquire Florida Bar No. 113279 ryan@dhnatorneys.com</p><p>8/29-9/5/25LG 2T</p></div>	<div>OSCEOLA COUNTY</div> <div><p>NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY</p><p>To: JEAN L. NIN PRESBOT</p><p>Case No.: CD202502784/D 3201773/3403498</p><p>An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</p><p>8/22-9/12/25LG 4T</p><div>PASCO COUNTY</div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025CP001361CPAXWS</div><div>IN RE: ESTATE OF CHARLTON MARTIN WILLIAMS</div><div>Deceased</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of CHARLTON MARTIN WILLIAMS, deceased, whose date of death was February 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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is September 5, 2025.</div><div>Personal Representative: JESSICA XAVIER WILLIAMS 12409 Sourwood Way New Port Richey, FL 34654</div><div>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</div><p>9/5-9/12/25LG 2T</p><div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 2025CC003189CCAXES</div><div>GRAND OAKS MASTER ASSOCIATION, INC., Plaintiff,</div><div>vs.</div><div>JAMES R. MELVIN and ROSE MELVIN, Defendant.</div><div>NOTICE OF ACTION</div><div>TO: JAMES R. MELVIN 5110 Balsam Drive Land O' Lakes, FL 34639</div><div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</div><p>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.</p><p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 10/6/2025.</p><p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p><p>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</p><p>(Continued on next page)</p></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court on September 2, 2025.</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC004599CCAXES</div> <div>GRAND OAKS MASTER ASSOCIATION, INC., Plaintiff, vs. SHARON DENISE BROWN, Defendant.</div> <div>NOTICE OF ACTION</div> <div>TO: SHARON DENISE BROWN 25627 Frith Street Land O' Lakes, FL 34639</div> <div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</div> <div>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 Records of Pasco County, Florida.</div> <div>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 10/6/2025.</div> <div>This notice shall be published once each week for two consecutive weeks in La Gaceta.</div> <div>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court on September 2, 2025.</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</div> <div>AI FUZION Owner: Samuel Ortiz 15029 14th Street Dade City, FL 33523</div> <div>9/5/25LG 1T</div> <div>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025CP001247CPAXES</div> <div>IN RE: ESTATE OF JAMES LOUIS MANDEVILLE, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of JAMES LOUIS MANDEVILLE, deceased; whose date of death was February 11, 2025; file number, 2025CP001247CPAXES, 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 representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div>	<div>PASCO COUNTY</div> <div>FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in 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).</div> <div>The date of first publication of this notice is September 5, 2025.</div> <div>Personal Representative: CODY MCCANN 31 Sylvester St. Springfield, MA 01109</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-001288</div> <div>IN RE: ESTATE OF JAMES E. CHRISTENSEN, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 5, 2025.</div> <div>Personal Representative: /s/ Jami K. Childs Jami K. Childs 13380 Carter Road Painesville, OH 44077</div> <div>Attorney for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310</div> <div>9/5-9/12/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No: 2025-CP-001156</div> <div>IN RE: ESTATE OF ANNA WABISZCZEWICZ Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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 below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div>	<div>PASCO COUNTY</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 5, 2025.</div> <div>Personal Representative: Peter J. Wabiszczewicz a/k/a Piotr Wabiszczewicz 4210 Grove Avenue Brookfield, Illinois 60513</div> <div>Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 paul@messinawalawgroup.com service@messinawalawgroup.com</div> <div>9/5-9/12/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No: 2025-CP-000872</div> <div>IN RE: ESTATE OF SARAH ROSE CARMELITANO A/K/A SARAH R. CARMELITANO, Deceased.</div> <div>NOTICE TO CREDITORS (Subsequent Summary Administration)</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>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 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:</div> <div>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</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.</div> <div>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is September 5, 2025.</div> <div>Person Giving Notice: Scott J. Carmelitano 1000 Brickell Plaza, Unit 3706 Miami, Florida 33131</div> <div>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@messinawalawgroup.com service@messinawalawgroup.com</div> <div>9/5-9/12/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number 2025-CP-1149-WS</div> <div>IN RE: ESTATE OF JOHN ALLEN FRANCIS, Deceased</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk.</div> <div>All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS</div>	<div>PASCO COUNTY</div> <div>AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 5, 2025.</div> <div>Personal Representative: AMANDA F. ROMAN 20 Strong Drive East Hartford, CT 06118</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA001155CAAXES FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MARC ANTHONY LABOZZETTA, ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of August, 2025, and entered in Case No. 2025CA001155CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MARC ANTHONY LABOZZETTA; WHITNEY LABOZZETTA; and AVALON PARK WEST HOMEOWNERS ASSOCIATION, INC are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 15th day of September, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 12, Block 23, Avalon Park West-North Phases 1A and 1B, according to the plat as recorded in Plat Book 84, Pages 96 through 109, of the Public Records of Pasco County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 21st day of August, 2025. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1018999</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1, Plaintiff, vs. JAMES C. TERRY, II A/K/A J.C. TERRY, II A/K/A JAMES C. TERRY A/K/A J.C. TERRY; et al., Defendants. Case No: 24-CA-002818 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 08/12/2025, and entered in Case No. 24-CA-002818 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1, is the Plaintiff and JAMES C. TERRY, II A/K/A J.C. TERRY, II A/K/A JAMES C. TERRY A/K/A J.C. TERRY, is Defendant, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of Courts will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on September 30, 2025, the following described property set forth in said Final Judgment, to wit: PART OF TRACT #7 OF QUAIL HOLLOW ESTATES DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA, RUNS S. 00 DEGREES 54'09" W. 2648.59 FEET, ALONG THE EAST BOUNDARY OF SAID SECTION 1, THENCE N. 88 DEGREES 59'31" W. 622.85 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N. 88 DEGREES 59'31" W. 151.65 FEET;</div>	<div>PASCO COUNTY</div> <div>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 date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED: August 20, 2025 /s/ J. Bennett Kitterman J. Bennett Kitterman, Esq. Florida Bar No. 98636 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bkitterman@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice, please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. 11080-1018833</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CA002580CAAXES</div> <div>FREEDOM MORTGAGE CORPORATION Plaintiff, vs. TIMOTHY T. GASKIN A/K/A TIMOTHY GASKIN AND SHANNA N. SEVERANCE A/K/A SHANNA SEVERANCE, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: Unknown spouse of Shanna N. Severance A/K/A Shanna Severance Last Known Address: 4330 5th St, Zephyrhills, FL 33542 Current Residence: UNKNOWN Unknown spouse of Shanna N. Severance A/K/A Shanna Severance Last Known Address: 2706 Kala Ln, Planty City, FL 33563 Current Residence: UNKNOWN Unknown spouse of Timothy T. Gaskin A/K/A Timothy Gaskin Last Known Address: 4330 5th St, Zephyrhills, FL 33542 Current Residence: UNKNOWN Unknown spouse of Timothy T. Gaskin A/K/A Timothy Gaskin Last Known Address: 2706 Kala Ln, Plant City, FL 33563 Current Residence: UNKNOWN Unknown spouse of Timothy T. Gaskin A/K/A Timothy Gaskin Last Known Address: 6105 W Dormany Rd, Plant City, FL 33565 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: BEING THAT PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE SW 1/4 OF SECTION 14, RUN S 00° 45' 53" W, 665.57 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 14 TO THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE RUN S 89° 47' 41"W., 497.95 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE S 00° 46' 48" W., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE S 00° 46' 48" W., 103.87 FEET; THENCE S 89° 47' 41" W, 150 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 5TH STREET; THENCE RUN N 00° 46' 48" E, 103.87 FEET ALONG THE EAST RIGHT OF THE WAY LINE OF 5TH STREET TO THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE; THENCE RUN N 89° 47' 41"E, ALONG THE SOUTH RIGHT OF WAY LINE OF VINSON AVENUE 150.00 FEET TO THE POINT OF BEGINNING.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before September 15, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please con-</div> <div>(Continued on next page)</div>

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<div>PASCO COUNTY</div> <p>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 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.</p> <p>WITNESS my hand and the seal of this Court this 12th day of August, 2025.</p> <p>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</p> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA FAMILY LAW DIVISION Case No: 2025DR4384ES</div> <p>ANDRYS CARDOSO CORREA Petitioner, Vs. ADA MARYS MARRERO PADRON, Respondent.</p> <div>NOTICE OF ACTION FOR PUBLICATION</div> <p>TO: ANDRYS CARDOSO CORREA Current address unknown. Believed to be residing out of the country.</p> <p>YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OXALIS B. GARCIA, ESQ. whose address is PO Box 55935, Saint Petersburg, FL 33732, on or before 9/22/2025, and file the original with the clerk of this Court at Pasco County Court, 38053 Live Oak Avenue, Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.</p> <p>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.</p> <p>Dated August 18, 2025 By: s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Melanie Gray, Deputy Clerk 8/29-9/19/25LG 4T</p> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001278CPAXWS</div> <p>IN RE: ESTATE OF ROSEMARY THERESA WENNER Deceased</p> <div>NOTICE TO CREDITORS</div> <p>The administration of the estate of ROSEMARY THERESA WENNER, deceased, whose date of death was August 3, 2024; File Number 2025CP001278CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 29, 2025.</p> <p>Personal Representative: Dennis Lynn Wenner 12144 Walter Street Hudson, FL 34669</p> <p>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 8/29-9/5/25LG 2T</p> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION</div>	<div>PASCO COUNTY</div> <p>File No. 24-CP-001073</p> <p>IN RE: ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON, Deceased.</p> <div>NOTICE OF ACTION (formal notice by publication)</div> <p>TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON</p> <p>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.</p> <p>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</p> <div>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025-CP-001286</div> <p>IN RE: ESTATE OF JUSTINA ADELE LEIGHT Deceased.</p> <div>NOTICE TO CREDITORS</div> <p>The administration of the estate Justina Adele Leight, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd., New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 29, 2025.</p> <p>Personal Representative: Graham Miller 11208 Shelter Cove Loop New Port Richey, FL 34654</p> <p>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</p> <div>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025-CP-001301</div> <p>IN RE: ESTATE OF WILLIAM SKUTT Deceased.</p> <div>NOTICE TO CREDITORS</div> <p>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.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty</p>	<div>PASCO COUNTY</div> <p>to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 29, 2025.</p> <p>Personal Representative: Crystal Dolcemascolo 31329 Wrencrest Drive Wesley Chapel, Florida 33543</p> <p>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, 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</p> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001072</div> <p>IN RE: ESTATE OF JONATHAN LUCAS WELLINGTON a/k/a JONATHAN L. WELLINGTON, Deceased.</p> <div>NOTICE OF ACTION (formal notice by publication)</div> <p>TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON</p> <p>YOU ARE NOTIFIED that an Amended Inventory, Petition for Discharge, Final Accounting of Personal Representative, and Petition for Authorization to Deposit Funds in Court Registry has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before September 29, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.</p> <p>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</p> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC005435CCAXES</div> <p>OAKSTEAD HOMEOWNER'S ASSOCIATION, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SHARON BREHER, DECEASED, Defendant(s).</p> <div>NOTICE OF ACTION</div> <p>TO: Unknown Heirs of Sharon Breher, et als 19315 Weedon Court Land O' Lakes, FL 34638</p> <p>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</p> <p>Lot 16, Block 19, Oakstead Parcel 5, a subdivision according to the plat thereof recorded at Plat Book 47, Page 46, in the Public Records of Pasco County, Florida.</p> <p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 9/29/2025.</p> <p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p> <p>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.</p> <p>WITNESS my hand and the seal of this Court on August 25, 2025.</p> <p>By: s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq.</p>	<div>PASCO COUNTY</div> <p>BUSH ROSS, P.A. P.O. Box 3913 Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff 8/29-9/5/25LG 2T</p> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-001449</div> <p>WOODLAND VILLAGE AT SHADOW RUN ASSOCIATION, INC., Plaintiff, vs. SHANNON MARIE CIAGO, Defendant.</p> <div>NOTICE OF SALE</div> <p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 20, 2025, by the County Court of Pasco County, Florida, for the following property described as:</p> <p>Lot 123, WOODLAND VILLAGE AT SHADOW RUN, UNIT 3, PHASE 2 — PARTIAL REPLAT according to the map or plat thereof as recorded in Plat Book 53, Pages 113 and 114 of the Public Records of Pasco County, Florida.</p> <p>and more commonly known as 12341 Gallant Court, Hudson, FL 34669</p> <p>to be sold to the highest and best bidder for cash by the Pasco County Clerk of Court via public online auction at www.pasco.realforeclose.com, on October 8, 2025, at 11:00 A.M.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</p> <p>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</p> <p>/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 Fax: 813-223-9620 Attorney for Plaintiff 8/29-9/5/25LG 2T</p> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FL PROBATE DIVISION File Number: 25-CP-001201</div> <p>In Re The Estate of: Richard J. Thomas aka Richard James Thomas, Deceased.</p> <div>NOTICE TO CREDITORS</div> <p>The administration of the estate of Richard J. Thomas aka Richard James Thomas, deceased, whose date of death was December 23, 2024 is pending in the Circuit Court of Pasco County, Florida, the address of which is 38053 Live Oak Avenue, Dade City FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claim with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is August 29, 2025.</p> <p>Personal Representative: Robin N. Laudenslager 18960 Dale Mabry Hwy Lutz FL 33548</p> <p>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</p> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001387CPAXES Division Probate</div> <p>IN RE: ESTATE OF DAWN BRENDA BARTELS Deceased.</p> <div>NOTICE TO CREDITORS</div> <p>The administration of the estate of DAWN BRENDA BARTELS, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and</p>	<div>PASCO COUNTY</div> <p>addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DA YS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under ss. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 29, 2025.</p> <p>Personal Representative: /s/ Emma Hemness EMMA HEMNESS 309 North Parsons Avenue Brandon, FL 33510</p> <p>Attorney for Personal Representative: /s/ Dana Kemper Dana Kemper, Esq. Florida Bar # 0044337 HEMNESS FALLER ELDER LAW 309 North Parsons Avenue Brandon, FL 33510-4515 (813) 661-5297 (813) 689-8725 fax dana@hemnesslaw.com service@hemnesslaw.com 8/29-9/5/25LG 2T</p> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025DR003016</div> <p>JESSICA BAHIA GEORGES, Petitioner, And SHADI SAMI NASSEM BOGOTER, Respondent.</p> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (No Child or Financial Support)</div> <p>TO: SHADI SAMI NASSEM BOGOTER 1040 Springtime Drive Holiday, FL 34691-6761</p> <p>YOU ARE NOTIFIED that an action for dissolution of marriage including a minor child has been filed against you and that you are required to serve a copy of your answer and written defenses, if any, to it on JESSICA BAHIA GEORGES, C/O SARA EVANS, ESQ, 6421 N. Florida Ave., D-1515, Tampa, FL 33604, on or before September 22, 2025, and file the original with the clerk of this Court at PASCO COUNTY COURTHOUSE, 38053 Live Oak Avenue, Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>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.</p> <p>Dated August 18, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Melanie Gray 8/22-9/12/25LG 4T</p> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2023DR001791</div> <p>ALISHA HARPER, Petitioner, and CHRISAPHER HARPER, Respondent.</p> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH CHILDREN</div> <p>TO: CHRISAPHER HARPER 11624 Tropical Isle Ln Riverview, FL 33579</p> <p>YOU ARE NOTIFIED that an action for Dissolution of Marriage with Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ALISHA HARPER, whose address is 32867 Pez Landing Lane, Wesley Chapel, FL 33543, on or before 9/22/2025, and file the original with the clerk of this Court at PASCO COUNTY Clerk & Comptroller, P.O. Box 338, New Port Richey, FL 34656-0338, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>(Continued on next page)</p>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <p>The action is asking the court to decide how the following real or personal property should be divided: NA</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>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.</p> <p>Dated August 18, 2025</p> <p>/s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Melanie Gray</p> <p>8/22-9/12/25LG 4T</p> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <p>Case No.: 2025-DR-117</p> <p>PHILLIS MARTIN and JOSHUA MARTIN, Petitioner, v. ADRIANA M. LOPEZ, Respondent.</p> <div>NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER</div> <p>TO: JOSEPH LITKEA 2126 Druid Road, Apt. 4206, Clearwater, FL 33764</p> <p>YOU ARE NOTIFIED that a Petition for Temporary Custody by Extended Family Member has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Lindsay Ruiz Bash, Esq. (Attorney for Petitioner), whose address is P.O. Box 1981, Land O Lakes, Florida 34639 on or before September 15, 2025, and file the original with the clerk of this Court at Pasco County Clerk of Court, 38053 Live Oak Avenue, Dade City, Florida 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>Physical Description of Respondent: Age: 31 Race: Caucasian Hair Color: Dirty Blonde to Light Brown Eye Color: Blue Approximate Height: 6'2" Approximate Weight: Unknown Dates of Publication: August 15, 2025, August 22, 2025, August 29, 2025, September 5, 2025</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>Dated 8/13/2025</p> <p>Clerk of the Circuit Court K.S. Deputy Clerk</p> <p>8/15-9/5/25 4T</p> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <p>CIVIL DIVISION</p> <p>CASE NO.: 2025CA000229CAAXES Division: B</p> <p>HIGHLAND OAKS TOWN HOME ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs. BELL HARBOR, LLC, a defunct Florida limited liability company, JOHN M. DALFINO, deceased, KRISTINE DALFINO, JARRYD DALFINO, AMANDA DALFINO, ADAM DALFINO, JOSEPH DALFINO, ANY AND ALL UNKNOWN HEIRS OF JOHN M. DALFINO, and ANY AND ALL UNKNOWN PARTIES, Defendant.</p> <div>NOTICE OF ACTION</div> <p>TO: Defendants, JOHN M. DALFINO, deceased, and ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, HIGHLAND OAKS TOWN HOME ASSOCIATION, INC, First Amended Complaint to Quiet Title to Real Property ("Complaint") filed in this action:</p>	<div>PASCO COUNTY</div> <p>YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco County, Florida:</p> <p>THE NORTH 220 FEET OF EAST ¼ OF SOUTHWEST ¼ LYING EAST OF FT. KING ROAD AND NORTH 220 FEET OF WEST ¼ OF SOUTHEAST ¼ OF SOUTHWEST ¼, ALL IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA.</p> <p>LESS THOSE PARCELS DESCRIBED IN:</p> <ol style="list-style-type: none">OFFICIAL RECORDS BOOK 6394, PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6394, PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO 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 THE PUBLIC RECORDS OF PASCO 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, 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 THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6620, PAGES 888 THROUGH 889, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6522, PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6696, PAGES 1781 THROUGH 1782, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6743, PAGES 1398 THROUGH 1399, OF THE PUBLIC RECORDS OF PASCO 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 THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6806, PAGES 1954 THROUGH 1955, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6787, PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6814, PAGES 1508 THROUGH 1509, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6901, PAGES 522 THROUGH 523, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6901, PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6922, PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 6922, PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 7024, PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;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 THE PUBLIC RECORDS OF PASCO 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; <p>AND SUBJECT TO THOSE CERTAIN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT(S) DESCRIBED IN OFFICIAL RECORDS BOOK 7687, PAGES 1227 THROUGH 1228, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, 28 days after date of first publication, on or before 9/15/2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>Dated on August 12, 2025.</p> <p>/s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner</p> <p>Dated on August 7, 2025</p> <p>/s/ Scott W. Fitzpatrick, B.C.S., Esq. Florida Bar No. 0370710 Eggert Fitzpatrick</p> <p>8/15-9/5/25 4T</p> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA</div> <p>Case No.: 25-DR-000967</p> <p>CARLA BLANKENSHIP, Petitioner and CHARLES BLANKENSHIP IV, Respondent.</p> <div>NOTICE OF ACTION FOR PETITION FOR DISSOLUTION OF MARRIAGE AND FOR OTHER RELIEF</div> <p>TO: CHARLES BLANKENSHIP IV Last known address: 15904 NW 118th Place, Alachua, FL 32615</p> <p>YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARLA BLANKENSHIP, whose address is c/o Christopher Paul Fordham, Esq., 4830 West Kennedy Boulevard, Suite 600 - #1232, Tampa, FL 33609, on or before 9/15/2025, and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: N/A</p> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and email address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the address(es) on record at the clerk's office.</p> <p>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.</p> <p>Dated 8/12/2025</p> <p>Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk</p> <p>8/15-9/5/25LG 4T</p> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <p>FAMILY DIVISION</p> <p>CASE NO.: 25-DR-003262</p> <p>IN RE: The Marriage Of KILEY JEAN MARIE LIBERTINO, Petitioner, and SHANE JACOB ERWIN, Respondent.</p> <div>NOTICE OF ACTION – DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN</div> <p>TO: SHANE JACOB ERWIN l/k/a 5645 36th Court E., Unit 204 Ellenton, FL 34222</p> <p>YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed</p>	<div>PASCO COUNTY</div> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.</p> <p>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.</p> <p>WITNESS my hand and seal of said Court on this August 12, 2025.</p> <p>By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller</p> <p>8/15-9/5/25LG 4T</p> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div> <p>PROBATE DIVISION</p> <p>File No. 2022CP001531CPAXWS</p> <p>IN RE: ESTATE OF FRANCES CHARIS KRASKA Deceased.</p> <div>NOTICE OF ACTION (formal notice by publication)</div> <p>TO: VICTORIA RIBERY AND ANY AND ALL HEIRS OF THE ESTATE OF FRANCES CHARIS KRASKA</p> <p>YOU ARE NOTIFIED that a Petition for Approval of Confidential Settlements and Allocation as to Settlement with Heather Hill Healthcare Center and Bear Creek Nursing Center has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before September 14, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</p> <p>Signed on August 11, 2025</p> <p>s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Jennifer Odell</p> <p>8/15-9/5/25LG 4T</p> <div>-----</div> <div>PINELLAS COUNTY</div>	<div>PASCO COUNTY</div> <p>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.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>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.</p> <p>Dated 8/29/2025</p> <p>Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, FL 33756</p> <p>By: /s/ Stevie Ayars Deputy Clerk</p> <p>9/5-9/26/25LG 4T</p> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <p>PROBATE DIVISION</p>	<div>PINELLAS COUNTY</div> <p>File No. 25-006737-E5</p> <p>IN RE: ESTATE OF JAMES EDWIN VERMILLION, Deceased.</p> <div>NOTICE TO CREDITORS</div> <p>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 the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: /s/ Christopher L. Vermillion 15905 Chesterfield Court Tampa, Florida 33647</p> <p>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) 233-7474 Primary E-mail: mbohlander@trenam.com Secondary E-mail: egarcia@trenam.com</p> <p>9/5-9/12/25LG 2T</p> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div> <p>PROBATE DIVISION</p> <p>File No. 25-005842-E5</p> <p>IN RE: ESTATE OF EUGENE J. VIATOR JR. a/k/a EUGENE J. VIATOR, Deceased.</p> <div>NOTICE TO CREDITORS</div> <p>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 Representative's attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: Justin Eugene Viator 22 Wildwood Road Danvers, Massachusetts 01923</p> <p>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</p> <p>9/5-9/12/25LG 2T</p> <div>-----</div> <div>IN THE CIRCUIT COURT FOR</div> <p>(Continued on next page)</p>

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PINELLAS COUNTY PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 522025CP006766 Section 003 IN RE: ESTATE OF THELMA ANN FRAZIER, Deceased. NOTICE TO CREDITORS The administration of the estate of THELMA 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 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: /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					PINELLAS COUNTY IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-007622-ES Division 003 IN RE: ESTATE OF AURORA V. BRAMANTE, Deceased. NOTICE TO CREDITORS The administration of the estate of AURORA 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 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 or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of Decedent's death by Decedent or Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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					PINELLAS COUNTY IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA 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. 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 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 9/5/2025. Personal Representative: Kerry Barbara Oker McCreaf 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					PINELLAS COUNTY matter will be waived and the Department will dispose of this cause in accordance with law. 9/5-9/26/25LG 4T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA BRIGHTHOUSE LIFE INSURANCE COMPANY, Plaintiff, vs. MICHAEL J. BOOTH; et al., Defendants. Case No: 24-003458-CI NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 06/09/2025, and entered in Case No. 24-003458-CI of the Circuit Court of the SIXTH Judicial Circuit in and for Pinellas County, Florida wherein BRIGHTHOUSE LIFE INSURANCE COMPANY, is the Plaintiff and MICHAEL J. BOOTH; DAWN A. BOOTH; WILMINGTON SAVINGS FUND SOCIETY, FSF; JPMORGAN CHASE BANK, N.A.; ABSOLUTE RESOLUTIONS INVESTMENTS, LLC; SOFI LENDING CORP. AS SERVICER AND ATTORNEY IN FACT FOR WILMINGTON TRUST AS TRUSTEE OF SOFI CONSUMER LOAN PROGRAM GRANTOR TRUST 2018-4; BELLE HARBOR OWNERS ASSOCIATION INC., are Defendant(s), Ken Burke, Pinellas County Clerk of Courts will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 a.m. on September 24, 2025, the following described property set forth in said Final Judgment, to wit: THAT CERTAIN CONDOMINIUM PARCEL DESCRIBED AS UNIT 56, BELLE HARBOR - PHASE II, A CONDOMINIUM, AND AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM OF BELLE HARBOR - PHASE II, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 13739, PAGE 242, AND ANY AMENDMENTS THERETO, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 133, PAGES 11-36 AND CONDOMINIUM PLAT BOOK 136, PAGES 19-48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. Commonly known as: 505 Mandalay Ave #56, Clearwater Beach, FL 33767 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED August 20, 2025 /s/ J. Bennett Kitterman J. Bennett Kitterman, Esq. Florida Bar No. 98636 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bkitterman@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this notice, please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. 11080-1018993 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-003970-CI FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. DOUGLAS SCOTT COLWELL, ET AL., DEFENDANTS. IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-003970-CI NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of August, 2025, and entered in Case No. 24-003970-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DOUGLAS SCOTT COLWELL; MARGARET ANTHONY COLWELL; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY ANGELIQUE CARTER; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com 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 for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 21 day of August, 2025. By: ___/s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1018993 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-000816-CI FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR., ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 8th day of August, 2025, and entered in Case No. 25-000816-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A MARK DEVOS; POWER HOME REMODELING GROUP, LLC A/K/A POWER HOME REMODELING; CLERK OF THE COURT; PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 17th day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK E, HIGHLAND TERRACE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE(S) 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 21st day of August, 2025. By: ___/s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1018996 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No.: 25-001084-CI Division: Section 13 ACHIEVA CREDIT UNION, A FLORIDA STATE-CHARTERED CREDIT UNION Plaintiff, -vs- JERED W SNELSON and UNKNOWN SPOUSE OF JERED W. SNELSON, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; and UNKNOWN TENANT #1 Defendants. 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)				

LEGAL ADVERTISEMENT					
<div><div>PINELLAS COUNTY</div><div>SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.</div><div>In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.</div><div>DATED on this 20th day of August, 2025.</div><div>Ken Burke Clerk of the Circuit Court & Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165</div><div>By: /s/ Thomas Smith Deputy Clerk</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 2025-CP-004331</div></div><div>IN RE: ESTATE OF KATHRYN L. SYLVESTRE, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of KATHRYN SYLVESTRE, deceased, whose date of death was December 1, 2024, and whose social security number is XXX-XX-4729, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the petitioner and the petitioner's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>All CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 29, 2025.</div><div>Personal Representative: /s/ Craig R. Towalski CRAIG R. TOWALSKI</div><div>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</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>FAMILY DIVISION</div><div>Case No.: 25-005316-FD Division: 22</div></div><div>In re: The Marriage of: SONIA SHERPA, Petitioner/Wife, and CALEB BOYLES, Respondent/Husband.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</div><div>TO: CALEB BOYLES Whereabouts Unknown</div><div>YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MICHAEL D. FLUKE, ESQ., whose address is 1022 Main Street, Suite E, Dunedin, FL 34698 on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div><div>The action is asking the court to decide how the following real or personal property should be divided: NA</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>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</div><div>8/29-9/19/25LG 4T</div><div>-----</div></div> <td><div><div>PINELLAS COUNTY</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 25-007843-ES</div></div><div>IN RE: ESTATE OF MICHAEL J. FITZPATRICK Deceased.</div><div>NOTICE TO CREDITORS (Summary Administration)</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>All CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 29, 2025.</div><div>Petitioner: Roseanna M. Fitzpatrick 2618 Cove Cay Drive, Apt. 1001 Clearwater, FL 33760</div><div>Attorney for Petitioner: Joseph Martinez, Esq. Florida Bar Number: 483990 Joseph F. Martinez, P.A. 12601 Gulf Boulevard, Ste. 6 Treasure Island, FL 33706 Telephone: (727) 363-1529 Fax: (813) 288-1520 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-007535-ES</div></div><div>IN RE: ESTATE OF THOMAS RICHARD SANDERSON, SR., Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of THOMAS RICHARD SANDERSON, SR., deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>All CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 29, 2025.</div><div>Personal Representative: CHAD M. SANDERSON 1283 Union Street Clearwater, Florida 33755</div><div>Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com</div><div>8/29-9/5/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-2991FD</div></div><div>ORLANDO PORTER, Petitioner, and MARIA AKHUETOR-PORTER, Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div></td> <td><div><div>PINELLAS COUNTY</div><div>TO: MARIA AKHUETOR-PORTER Address Unknown</div></div><div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ORLANDO PORTER, whose address is 2132 Druid Rd E, Apt 1302, Clearwater, FL 33764, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Ave N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div><div>The action is asking the court to decide how the following real or personal property should be divided: None</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 5/20/2025 Ken Burke Clerk of the Circuit Court & Comptroller By: /s/ Thomas Smith Deputy Clerk</div><div>8/22-9/12/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-002138-FD Division: 09</div></div><div>RANDI LYNN HICKS, Petitioner, and TOYIUS WRIGHT, Respondent.</div><div>NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (FAMILY)</div><div>TO: TOYIUS WRIGHT Last Known Address: 16400 N Park St, Southfield MI 48075</div><div>YOU ARE NOTIFIED that an action for Name Change has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on RANDI HICKS, whose address is 2228 26th Ave S, St. Petersburg FL 33712, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Room 170, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 8/7/2025 Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Stevie Ayars Deputy Clerk</div><div>8/15-9/5/25LG 4T</div><div>-----</div></td> <td><div><div>PINELLAS COUNTY</div><div>the addresses on record at the clerk's office.</div></div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated August 8, 2025 Ken Burke Clerk of the Circuit Court & Comptroller By: /s/ Thomas Smith Deputy Clerk</div><div>8/15-9/5/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-4116-FD</div></div><div>EMMANUEL CONSTANT, Petitioner, and KAWANA WILCOX, Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO CHILDREN</div><div>TO: KAWANA WILCOX Address Unknown</div><div>YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on EMMANUEL CONSTANT, whose address is 2065 N. Highland Ave., Clearwater, FL 33755, on or before 28 days after first publication of this notice, and file the original with the clerk of this Court at 315 Court St., Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div><div>The action is asking the court to decide how the following real or personal property should be divided: NA</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 8/8/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St., Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div><div>8/15-9/5/25LG 4T</div><div>-----</div></td> <td><div><div>PINELLAS COUNTY</div><div>the addresses on record at the clerk's office.</div></div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 8/8/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St., Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div><div>8/15-9/5/25LG 4T</div><div>-----</div></td> <td><div><div>POLK COUNTY</div><div>PROBATE DIVISION</div><div>Case No.: 25-CP-002009</div></div><div>IN RE: ESTATE OF GRICELLE COTTO ADORNO, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>All CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The 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.</div><div>The first date of publication is September 5, 2025.</div><div>Personal Representative: Nestor Cotto Adorno Urb. Caparra Terrace, Calle 10, SO 1520 San Juan, Puerto Rico 00921</div><div>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</div><div>9/5-9/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>CASE NO. 2025CP001979A000BA</div></div><div>IN RE: ESTATE OF TONJA JEAN HELTON, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of TONJA JEAN HELTON, deceased, Case Number 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.</div><div>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.</div><div>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>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.</div><div>All CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this Notice is September 5, 2025.</div><div>Personal Representative: TRACY LEE SMITH 11305 Misty Isle Lane Riverview, FL 33579</div><div>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</div><div>9/5-9/12/25LG 2T</div><div>-----</div><div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>CIVIL DIVISION</div></div><div>(Continued on next page)</div></td>	<div><div>PINELLAS COUNTY</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 25-007843-ES</div></div> <div>IN RE: ESTATE OF MICHAEL J. FITZPATRICK Deceased.</div> <div>NOTICE TO CREDITORS (Summary Administration)</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>All CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Petitioner: Roseanna M. Fitzpatrick 2618 Cove Cay Drive, Apt. 1001 Clearwater, FL 33760</div> <div>Attorney for Petitioner: Joseph Martinez, Esq. Florida Bar Number: 483990 Joseph F. Martinez, P.A. 12601 Gulf Boulevard, Ste. 6 Treasure Island, FL 33706 Telephone: (727) 363-1529 Fax: (813) 288-1520 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-007535-ES</div></div> <div>IN RE: ESTATE OF THOMAS RICHARD SANDERSON, SR., Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of THOMAS RICHARD SANDERSON, SR., deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>All CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is August 29, 2025.</div> <div>Personal Representative: CHAD M. SANDERSON 1283 Union Street Clearwater, Florida 33755</div> <div>Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com</div> <div>8/29-9/5/25LG 2T</div> <div>-----</div> <div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-2991FD</div></div> <div>ORLANDO PORTER, Petitioner, and MARIA AKHUETOR-PORTER, Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div>	<div><div>PINELLAS COUNTY</div><div>TO: MARIA AKHUETOR-PORTER Address Unknown</div></div> <div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ORLANDO PORTER, whose address is 2132 Druid Rd E, Apt 1302, Clearwater, FL 33764, on or before 28 days after first publication, and file the original with the clerk of this Court at 545 1st Ave N, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: None</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 5/20/2025 Ken Burke Clerk of the Circuit Court & Comptroller By: /s/ Thomas Smith Deputy Clerk</div> <div>8/22-9/12/25LG 4T</div> <div>-----</div> <div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-002138-FD Division: 09</div></div> <div>RANDI LYNN HICKS, Petitioner, and TOYIUS WRIGHT, Respondent.</div> <div>NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (FAMILY)</div> <div>TO: TOYIUS WRIGHT Last Known Address: 16400 N Park St, Southfield MI 48075</div> <div>YOU ARE NOTIFIED that an action for Name Change has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on RANDI HICKS, whose address is 2228 26th Ave S, St. Petersburg FL 33712, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Room 170, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 8/7/2025 Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Stevie Ayars Deputy Clerk</div> <div>8/15-9/5/25LG 4T</div> <div>-----</div>	<div><div>PINELLAS COUNTY</div><div>the addresses on record at the clerk's office.</div></div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated August 8, 2025 Ken Burke Clerk of the Circuit Court & Comptroller By: /s/ Thomas Smith Deputy Clerk</div> <div>8/15-9/5/25LG 4T</div> <div>-----</div> <div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-4116-FD</div></div> <div>EMMANUEL CONSTANT, Petitioner, and KAWANA WILCOX, Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH NO CHILDREN</div> <div>TO: KAWANA WILCOX Address Unknown</div> <div>YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on EMMANUEL CONSTANT, whose address is 2065 N. Highland Ave., Clearwater, FL 33755, on or before 28 days after first publication of this notice, and file the original with the clerk of this Court at 315 Court St., Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 8/8/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St., Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div> <div>8/15-9/5/25LG 4T</div> <div>-----</div>	<div><div>PINELLAS COUNTY</div><div>the addresses on record at the clerk's office.</div></div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 8/8/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St., Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div> <div>8/15-9/5/25LG 4T</div> <div>-----</div>	<div><div>POLK COUNTY</div><div>PROBATE DIVISION</div><div>Case No.: 25-CP-002009</div></div> <div>IN RE: ESTATE OF GRICELLE COTTO ADORNO, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>All CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The 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.</div> <div>The first date of publication is September 5, 2025.</div> <div>Personal Representative: Nestor Cotto Adorno Urb. Caparra Terrace, Calle 10, SO 1520 San Juan, Puerto Rico 00921</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>-----</div> <div><div>IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>CASE NO. 2025CP001979A000BA</div></div> <div>IN RE: ESTATE OF TONJA JEAN HELTON, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of TONJA JEAN HELTON, deceased, Case Number 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.</div> <div>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.</div> <div>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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.</div> <div>All CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is September 5, 2025.</div> <div>Personal Representative: TRACY LEE SMITH 11305 Misty Isle Lane Riverview, FL 33579</div> <div>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</div> <div>9/5-9/12/25LG 2T</div> <div>-----</div> <div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</div><div>CIVIL DIVISION</div></div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>POLK COUNTY CASE NO.: 25-CC-003330 MATTIE POINTE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. 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 immediately 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, INC., Plaintiff, vs. 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 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 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, vs. 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 above-captioned action, the following property situated in Polk County, Florida, described as: LOT 4, TAYLOR LANDING, ACCORDING TO THE MAP OR PLAT</div>	<div>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 9th day of October, 2025 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. Dated this 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 mcoyle@storeylawgroup.com sbaker@storeylawgroup.com <i>Attorneys for Plaintiff</i> 9/5-9/12/25LG 2T ----- IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff, Case No: 2025CA-002807-A000-BA vs. Sergio Ivan Santiesteban Garzon, et. al., Defendants. /s/ _____ NOTICE OF ACTION TO: Sergio Ivan Santiesteban Garzon 732 Trenton Rd Lakeland, FL 33815 Unknown Spouse of Sergio Ivan Santiesteban Garzon 732 Trenton Rd Lakeland, FL 33815 Taimirys Alvarez-Builla Padilla 732 Trenton Rd Lakeland, FL 33815 Unknown Spouse of Taimirys Alvarez-Builla Padilla 732 Trenton Rd Lakeland, FL 33815 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 9, BLOCK 13 OF EDGEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 2, OF THE PUBLIC RECORDS 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 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 By: /s/ 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, Deceased. 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 further notice. 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 DIVISION File No. 2025CP001513 Section 14 IN RE: ESTATE OF DEBRA ANN LAYCOCK Deceased. NOTICE TO CREDITORS</div>	<div>POLK COUNTY The administration of the estate of DEBRA ANN LAYCOCK, deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830, names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 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 E-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 with law. 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 ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. AMY T. O'NEAL and BRIAN J. FOWLER, joint tenants with right of survivorship, FLORIDA HOUSING FINANCE CORPORATION, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-001058-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and AMY T. O'NEAL and BRIAN J. FOWLER, joint tenants with right of survivorship, FLORIDA HOUSING FINANCE CORPORATION, UNITED STATES DEPARTMENT OF HOUSING AND 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 Judgment, to wit: Lot 15, BERKLEY RIDGE PHASE I, according to the Plat thereof, recorded in Plat Book 133, Page 48, of the Public Records of Polk County, Florida. 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 County, 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 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF 8/29-9/5/25LG 2T -----</div>	<div>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, Plaintiff, vs. JOHN W. REESE, deceased, UNKNOWN HEIRS OF JOHN W. REESE and ALL OTHER UNKNOWN PARTIES, Defendants. NOTICE OF ACTION TO: JOHN W. REESE, deceased, UNKNOWN HEIRS OF JOHN W. REESE and ALL OTHER UNKNOWN PARTIES, Defendants, and to all parties claiming interest by, through, under or against Defendants, and all parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quiet title. The action involves real properties in Polk County, Florida, more fully described as follows: PARCEL 113: The South 150 feet of the North 3300 feet of the West 320 feetof the East 1600 feet of the East 3/4 ofthe South 3/4, all lying and being in Section 31, Township 29 South, Range 29 East, Polk County, Florida, The West and South 30 feet thereof subject to an easement for road right of way; being also described as Lot 113, of SUNSHINE LAKES, an unrecorded subdivision in Polk County, Florida. Property Appraiser Parcel Number: 29-29-31-000000-022180 PARCEL 158: Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4; run thence South 89°05' East 800 feet; thence North 0°58' West, 411.85 feet to a point on a line which is 3630 feet South of and parallel with the North boundary of the East 3/4 of the South 3/4 of said Section 31 to the Point of Beginning; thence East, along said parallel line, 253.48 feet to a point on a line which is 1600 feet West of and parallel with the East boundary of said East 3/4 of the South 3/4; thence North, along said parallel line, 180 feet to a point on a line which is 3450 feet South of and parallel with the North boundary of said East 3/4 ofthe South 3/4; thence West, along said parallel line, 320 feet to a point on a line which is 1920 feet West of and parallel with the East boundary of said East 3/4 of the South 3/4; thence South, along said parallel line, 24.53 feet; thence South 88°21' East, 63.29 feet; thence South 0° 58' East, 153.15 feet to the Point of Beginning, being also described as Lot 158, of SUNSHINE LAKES, an unrecorded subdivision in Polk County, Florida. Property Appraiser Parcel Number: 29-29-31-000000-024020 The action was instituted in the Tenth Judicial Circuit Court, Polk County, Florida, and is styled DuPlaton Plantation, Inc. vs. John W. Reese, deceased et al. You are required to serve a copy of your written defenses, if any, to the action on Rory B. Weiner, Plaintiff's attorney, whose address is 635 W. Lumsden Rd., Brandon, FL 33511, on or before September 22, 2025, and file the original with the clerk of this court either before service on Rory B. Weiner or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. DATED August 14, 2025 Stacy M. Butterfield, C.P.A. Clerk of the Tenth Judicial Circuit Court Polk County, Florida By: /s/ A. Nieves Deputy Clerk Rory B. Weiner 635 W. Lumsden Rd. Brandon FL 33511 8/22-9/12/24LG 4T ----- NOTICE OF SUSPENSION POLK COUNTY To: SHAUN Q. EVANS, JR. Case No.: CD202502085/D 3411205 A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 8/22-9/12/25LG 4T ----- SARASOTA COUNTY</div>	<div>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 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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ 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 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, VS. 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 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 SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019304</div>

Conservation starts in your Community

Helpkeep Florida a living statement of your love for the outdoors

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FLORIDA OUTDOOR WRITERS ASSOCIATION

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 SHARON 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'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:
KIMBERLY ANN SWIFT
2465 46th Ave Dr West, Apt 102
Bradenton, FL 34207

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 1142278
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
TO: Steven Prentice, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: R.P. born on 08/10/2024. You are hereby commanded to appear in-person or via ZOOM, on September 15, 2025, at 10:10 AM before The Honorable Daryl M. Manning, at the Edgecomb Courthouse, located at 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for a Termination of Parental Rights Advisory Hearing.

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

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

THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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

Victor Crist, Clerk of Court
By: s/ Pamela Hendry
As Deputy Clerk
8/15-9/5/25LG 4T

IN THE CIRCUIT COURT 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
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

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 TELECONFERENCE 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.

Documents Available on DemandStar	Friday, September 5, 2025
Non-Mandatory Pre-Bid Teleconference	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