

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>CITRUS COUNTY</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023 CA 000798 A FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. DANNY LEE HORTON., ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 21st day of August, 2025, and entered in Case No. 2023 CA 000798 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN SPOUSE OF TINA MARIE HORTON ; UNKNOWN SPOUSE OF DENNY LEE HORTON; DENNY LEE HORTON; and TINA MARIE HORTON; are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus.realforeclose.com at 10:00 AM on the 25th day of September, 2025, the following described property as set forth in said Final Judgment, to wit: Lot (s) 247 and 248, Block 25, With-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 at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, Telephone (352) 341-6700, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated September 4, 2025. /s/ Jared Block Jared Block, Esq. Fla. Bar No. 90297 Email: jared@flclg.com Florida Community Law Group, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348 9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000740 A</div><div>IN RE: ESTATE OF JACQUELYN JAYNE SILVA, Deceased.</div><div>NOTICE TO CREDITORS The administration of the estate of JACQUELYN JAYNE SILVA, deceased, whose date of death was June 15, 2024; File Number 2025 CP 000740 A, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, Florida 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 12, 2025. Signed on September 4, 2025. Personal Representative: /s/ SEAN F. BOGLE, ESQ. Attorney for Personal Representative: /s/ Sean F. Bogle, Esq. Email: sean@boglelawfirm.com Florida Bar No. 0106313 BOGLE LAW FIRM 101 S. New York Ave., Suite 205 Winter Park, FL 32789 Telephone: 407-834-3311 Fax: 407-834-3302 9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CASE NO. 2025 CA 000024 A</div><div>GREENBRIAR TWO CONDOMINIUM ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. JAMES S SWAIN, et al, Defendant(s).</div></div></div></div>	<div><div>CITRUS COUNTY</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45 (To be published in La Gaceta Newspaper) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated September 4, 2025, entered in Case No. 2025 CA 000024 A in the Circuit Court in and for Citrus County, Florida wherein CITRUS HILLS PROPERTY OWNERS ASSOCIATION INC., is Plaintiff, and JAMES S SWAIN, et al, is the Defendant. Foreclosure Sale will be held online via the Internet at www.citrus.realforeclose.com pursuant to Judgment or Order of the Court and section 45.031, Florida Statutes, at 10:00 AM on October 9, 2025 the following described real property as set forth in the Final Judgment, to wit: CONDOMINIUM UNIT 5-A BUILDING 25 PHASE IV IN GREENBRIAR TWO A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 687 PAGES 1199 THROUGH 1261 OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APURTENANT THERETO AS SET FORTH IN SAID DECLARATION AND ALL SCHEDULES EXHIBITS AND AMENDMENTS THERETO. A/K/A: 720 E. GILCHRIST COURT #5A, HERNANDO, FL 34442. 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 the ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, Florida 34450, Telephone (352) 341-6700, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated September 4, 2025. /s/ Jared Block Jared Block, Esq. Fla. Bar No. 90297 Email: jared@flclg.com Florida Community Law Group, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Telephone (954) 372-5298 Facsimile (866) 424-5348 9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000095 Division Probate</div><div>IN RE: ESTATE OF BASIL GREEN, Deceased.</div><div>NOTICE TO CREDITORS The administration of the estate of Basil Green, deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 5, 2025. Personal Representative: /s/ Dorothy Green Email: dotsfosters20@gmail.com 135 North Centennial Road Coldwater, MI 49036 Attorney for Personal Representative: /s/ Matthew D Weidner Email: weidner@mattweidnerlaw.com Florida Bar No. 0185957 Weidner Law 856 2nd Avenue North St. Petersburg, FL 33701 Telephone: 727-954-8752 service@mattweidnerlaw.com crystal@mattweidnerlaw.com 9/5-9/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000731</div><div>IN RE: ESTATE OF CRYSTAL ANN JACKSON Deceased.</div><div>NOTICE TO CREDITORS</div></div></div></div>	<div><div>CITRUS COUNTY</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. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 5, 2025. Personal Representative: JOEL JAY JACKSON 6622 W. Appomattox Lane Homosassa, FL 34448 Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN 146528 AED@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 9/5-9/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File Number: 2025 CP 000632 A Division: Probate</div><div>IN RE: ESTATE OF CATLIN JOSEPH NICHOLS Deceased.</div><div>NOTICE TO CREDITORS 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 5, 2025. Personal Representative: Christi Leigh McCullars, Esq. PO Box 471448 Lake Monroe, FL 32747 (321) 662-5377 Attorney for Personal Representative: Christi Leigh McCullars, Esq. Florida Bar Number: 115767 McCullars Law Firm PO Box 471448 Lake Monroe, FL 32747 (321) 662-5377 christi@mccullarslaw.com 9/5-9/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT IN AND FOR THE FIFTH JUDICIAL CIRCUIT CITRUS COUNTY, FLORIDA CIVIL DIVISION Case No: 25-CA000383-A</div><div>MALMBERG, PURDY, &amp; ASSOCIATES, INC., A FLORIDA CORPORATION; Plaintiff, vs. THE ESTATE OF BERNICE G LINDQUIST (NOW KNOWN AS JAMES KIRWAN; PRISCILLA KIRWAN-DALEY; DONNA KIRWAN-RUSH; THE ESTATE OF JOYCE BARNHART (NOW KNOWN AS KENNETH D BARNHART; AND CYNTHIA A HERREN); AND THE ESTATE OF KENNETH KIRWAN);</div></div></div></div>	<div><div>CITRUS COUNTY</div><div>Defendants. NOTICE OF ACTION - CONSTRUCTIVE SERVICE STATE OF FLORIDA COUNTY OF CITRUS TO: THE ESTATE OF BERNICE G LINDQUIST (NOW KNOWN AS JAMES KIRWAN; THE ESTATE OF JOYCE BARNHART (NOW KNOWN AS CYNTHIA A HERREN); AND THE ESTATE OF KENNETH KIRWAN) The last known address for the above defendants are all unknown, if they be dead and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein. Property Address: 10503 W Dublin Street Crystal River, FL 34428 Legal Description: LOT 17, BLOCK 3, CRYSTAL MANOR UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 82, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. A Notice of Action has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd Ste 805, Tampa, FL 33618, on or before 9/22/2025 (which date shall be not less than 28 days after the first publication, Fla. Stat. 49.09) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance, please contact the ADA Coordinator, telephone (352) 341-6700, Citrus County Courthouse, 110 N. Apopka Avenue, Inverness, FL 34450, within 2 working days of your receipt of this summons; if you are hearing or voice impaired, call 1-800-955-8771. DATED this 8th day of August, 2025. /s/ Clerk of Court, Citrus County /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Ste 805 Tampa, FL 33618 Phone: (813) 480-2106 E-service: natalia@lcolawfl.com Secondary E-service: alexander.maldonado@lcolawfl.com L-3041 8/22-9/12/25LG 4T</div><div>-----</div><div><div>HERNANDO COUNTY</div><div>IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025-CP-000952 IN RE: ESTATE OF ROLAND R. YOUNG Deceased. NOTICE TO CREDITORS The administration of the Estate of Roland R. Young, deceased, whose date of death was March 13, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 Main St., Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 12, 2025. Personal Representative: Allen Young 9b Wryan Road Derry, NH 03038 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</div></div></div>	<div><div>HERNANDO COUNTY</div><div>Telephone: (813) 501-5071 Fax: (813) 925-4310 9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001042</div><div>IN RE: ESTATE OF CYNTHIA CHRISTINE LASAGNI A/K/A CYNTHIA C. LASAGNI, Deceased.</div><div>NOTICE TO CREDITORS The administration of the estate of Cynthia Christine Lasagni a/k/a Cynthia C. Lasagni, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 12, 2025. Personal Representative: /s/ Lawrence Paul Lasagni 1318 Ambridge Drive Wesley Chapel, Florida 33543 Attorney for Personal Representative: /s/ Linda S. Faingold, Esquire Florida Bar Number: 011542 5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com 9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25001001CPAXMX</div><div>IN RE: ESTATE OF JOSE PEDRO CLAUDIO a/k/a JOSE P. CLAUDIO a/k/a JOSE CLAUDIO, Deceased.</div><div>NOTICE TO CREDITORS The administration of the Estate of Jose Pedro Claudio a/k/a Jose P. Claudio a/k/a Jose Claudio, deceased, whose date of death was June 28, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 12, 2025. Personal Representative: Antonio Claudio 12402 Jaybird Road Weeki Wachee, Florida 34614 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 (Continued on next page)</div></div></div></div>



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<div><b>HERNANDO COUNTY</b> Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com 9/12-9/19/25LG 2T</div> <div><b>NOTICE OF ACTION</b> <i>Hernando County</i> <b>BEFORE THE BOARD OF PHARMACY</b> <i>IN RE: The license to practice as a Registered Pharmacy Technician</i>  Alexis Correa, RPT 9277 Century Drive Spring Hill, FL 34606  <b>CASE NO.: 2023-24146</b> <b>LICENSE NO.: RPT 109247</b> The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Jonathan Golden, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9856. If no contact has been made by you concerning the above by October 24, 2025, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Pharmacy in an informal proceeding. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service. 9/12-10/3/25LG 4T</div> <div><b>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25000401CPAXMX  IN RE: ESTATE OF NANCY R. SOLETO, Deceased.  <b>NOTICE TO CREDITORS</b> <b>(summary administration)</b> TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of NANCY R. SOLETO, deceased, File Number 25000401CPAXMX by the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, Florida 34601; that Decedent's date of death was February 23, 2024; that the total value of the estate is other asset totaling approximately \$11,300 and that the names and addresses of those to whom it has been assigned by such order are: Beneficiary: MARK D. SHAKESPEARE, as Trustee of the NANCY R. SOLETO REVOCABLE TRUST Dated June 28, 2021 7220 N. Grady Avenue, Tampa, FL 33614 All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is September 5, 2025. Person Giving Notice: /s/ MARK D. SHAKESPEARE 7220 N. Grady Avenue Tampa, Florida 33614 Attorney for Person Giving Notice: /s/ Joshua T. Keleske, Esq. Email: jkeleske@trustedcounselors.com Florida Bar No. 0548472 Joshua T. Keleske, P.L. 3333 W. Kennedy Boulevard, Suite 104 Tampa, Florida 33609 Telephone: (813) 254-0044 9/5-9/12/25LG 2T</div> <div><b>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-000852  IN RE: ESTATE OF THOMAS JAMES MURPHY, Deceased.  <b>NOTICE TO CREDITORS</b> 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. 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.</div>	<div><b>HERNANDO COUNTY</b> a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 5, 2025. Personal Representative: /s/ Molly Sutton Molly Sutton 828 Earhart Avenue Grand Prairie, TX 75051 Attorney for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 9/5-9/12/25LG 2T</div> <div><b>HILLSBOROUGH COUNTY</b>  <b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>ATLAS HRT</b> Owner: Dot Wolf LLC 10136 Clubhouse Turn Road Lake Worth, FL 33449 9/12/25LG 1T</div> <div><b>NOTICE OF PUBLICATION PURSUANT TO FL STATUTE 712.05</b> To: Tampa Port Authority 1101 Channelside Dr, Suite 400 Tampa, FL 33602-3609 Andalucia Master Association, Inc. c/o Greenacre Properties 4131 Gunn Highway Tampa, FL 33618 And c/o Wise Property Management 3903 Northdale Blvd, Suite 250 W Tampa, FL 33624 YOU ARE NOTIFIED that a Notice of Preservation of the Supplemental Declaration for Andalucia Yacht Club was recorded in the Public Records of Hillsborough County, Florida at Instrument No. 2025379485, Pages 1 and 2, upon the following property located in Hillsborough County, Florida: The Andalucia Yacht Club has been created as a private membership club for purposes of owning, operating and maintaining that certain marina or boat docking facility (the "Facility") constructed by Apollo Cay Corporation (the "Developer") in part on Lot G of Andalucia Subdivision, according to the plat thereof recorded in Plat Book 67, Page 30, Public Records of Hillsborough County, Florida ("Lot G") and in part on certain submerged lands (the "Leased Land") more particularly described in that certain Submerged Land Lease executed by and between the Andalucia Master Association, Inc. (the "AMA") and The Tampa Port Authority dated October 1, 1992 (the "Submerged Land Lease"). This notice shall be published once each week for two consecutive weeks in La Gaceta newspaper. <b>NOTICE OF PRESERVATION OF THE SUPPLEMENTAL DECLARATION FOR ANDALUCIA YACHT CLUB</b> THIS NOTICE OF PRESERVATION OF THE SUPPLEMENTAL DECLARATION ANDALUCIA YACHT CLUB ("Notice"), which was duly approved by the Board of Directors for ANDALUCIA YACHT CLUB, INC., ("Club") on August 26, 2025 is issued pursuant to Section 712.06, Florida Statutes and Section 712.05(2)(b), Florida Statutes, and serves to preserve and protect the Supplemental Declaration as identified herein from extinguishment by operation of the Marketable Record Title Act, Chapter 712, Florida Statutes ("MRT A"): 1. <b>Legal Name of the Club:</b> This Notice is filed by Andalucia Yacht Club, Inc., a Florida not for profit corporation (the "Club"). 2. <b>Mailing and Physical Address of the Club:</b> Andalucia Yacht Club, Inc., mailing address of PO Box 3271, Apollo Beach, FL 33572 and physical address of 6328 Marbella Blvd., Apollo Beach, FL 33572. 3. <b>Name of Owner:</b> Tampa Port Authority, 1101 Channelside Drive, Suite 400, Tampa, FL 33602-3609 and Andalucia Master Association, Inc., c/o Greenacre Properties, Inc, 4131 Gunn Highway, Tampa, FL 33618 and c/o Wise Property Management, Inc., 3903 Northdale Blvd, Suite 250 W, Tampa, FL 33624. 4. <b>Description of Affected Land.</b> The Andalucia Yacht Club has been created as a private membership club for purposes of owning, operating and maintaining that certain marina or boat docking facility (the "Facility") constructed by Apollo Cay Corporation (the "Developer") in part on Lot G of Andalucia Subdivision, according to the plat thereof recorded in Plat Book 67, Page 30, Public Records of Hillsborough County, Florida ("Lot G") and in part on certain submerged lands (the "Leased Land") more particularly described in that certain Submerged Land Lease executed by and between the Andalucia Master Association, Inc. (the "AMA") and The Tampa Port Authority dated October 1, 1992 (the "Submerged</div>	<div><b>HILLSBOROUGH COUNTY</b> Land Lease"). 5. <b>Notice.</b> This notice constitutes a notice to preserve and protect covenants or restrictions identified herein and all amendments from extinguishment under the Marketable Record Title Act. 6. <b>Applicable Covenants and Restrictions Preserved.</b> Supplemental Declaration for Andalucia Yacht Club was originally recorded in Official Records Book 7909 at Page 110 of the Public Records of Hillsborough County, Florida, and any and all amendments thereto. 7. <b>Covenants and Restrictions Preserved Previously for Master Association.</b> The Supplemental Declaration for Andalucia Yacht Club was originally recorded in Official Records Book 7909 at Page 110 of the Public Records of Hillsborough County, Florida, and was preserved pursuant to MRT A as to the Andalucia Master Association, Inc. Members on March 10, 2018 as part of the Notice of Preservation of Declaration of Covenants, Restrictions and Assessments for Andalucia, A private Subdivision at Apollo Beach recorded in Official Records Book 25612 at Pages 1176-1303 of the Public Records of Hillsborough County, Florida. This Summary Notice of Preservation of the Supplemental Declaration for Andalucia Yacht Club, is executed this 27th day of August, 2025. ANDALUCIA YACHT CLUB, INC. By: s/ Robert Witzler Robert Witzler, Commodore 1402 Jumana Loop Apollo Beach, FL 33572 Ciara C. Willis, Esquire Bush Ross, P.A. PO Box 3913, Tampa, FL 33601-3913 9/12-9/19/25LG 2T</div> <div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>STANLEY RESEARCH CONSULTING</b> Owner: Nathanael Stanley 13321 N Oregon Ave Tampa, FL 33612 9/12/25LG 1T</div> <div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>YOUR HEALTHCARE LAWYERS</b> Owner: A &amp; H Law, PLLC 12191 W. Linebaugh Ave. Ste. 6 Westchase, FL 33626 9/12/25LG 1T</div> <div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>HIJAZ ELITE CARE</b> Owner: Hijaz Bros Inc 608 Sportsman Park Dr. Seffner, FL 33584 9/12/25LG 1T</div> <div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-027169 DIVISION: O  WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. JOSUE CARBAJAL and ELIZABETH QUIJADA, Defendants.  <b>NOTICE OF ACTION</b> TO: Josue Carabajal and Elizabeth Quijada 3455 Silver Meadow Way Plant City, FL 33566 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida: Lot 27, Block 2, WALDEN LAKE UNIT 33-4, according to the plat thereof recorded in Plat Book 71, Page 49, of the Public Records of Hillsborough County, Florida, and as per Affidavit recorded in Official Record Book 6722, Page 1921. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in La Gaceta. ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, (813) 273-7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 10th 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</div>	<div><b>HILLSBOROUGH COUNTY</b> Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff 9/12-9/19/25LG 2T</div> <div><b>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CASE NO.: 24-CP-001104; DIVISION: W  IN RE: ESTATE OF EDWARD W. LUBANSKI, a/k/a EDWARD W. LUBANSKI, JR. Deceased.  <b>NOTICE TO CREDITORS</b> The administration of the estate of Edward W. Lubanski, a/k/a Edward W. Lubanski, Jr., deceased, whose date of death was January 20, 2025 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</b> CASE NO. 23-CA-017343  USF FEDERAL CREDIT UNION Plaintiff, Vs. SHANE FLETCHER, INDIVIDUALLY AND AS TRUSTEE OF THE SHANE FLETCHER AND JOSEFINA G. FLETCHER TRUST AGREEMENT DATED JULY 15, 2009; JOSEFINA G. FLETCHER, INDIVIDUALLY AND AS TRUSTEE OF THE SHANE FLETCHER AND JOSEFINA G. FLETCHER TRUST AGREEMENT DATED JULY 15, 2009; FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION, INC.; Defendant.  <b>NOTICE OF SALE</b> Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered on June 17, 2025, in the above styled cause, in the Circuit Court of Hillsborough County, Florida, I, Victor D. Crist, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida legally described as: Lot 8, Block 3 of FAIRWAY VILLAGE, UNIT II, according to the Plat thereto as recorded in Plat Book 50, Page 46, of the Public Records of Hillsborough County, Florida. at public sale on October 13, 2025, to the highest bidder for cash, in an online sale at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, beginning at 10:00 a.m. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL (813) 276-8100 extension 4205, within 2 working days prior to the date the service is needed; if you are hearing or voice impaired call 711. Dated 9/10/2025 By: /s/ Kalei McElroy Blair Kalei McElroy Blair, Esq. Florida Bar No. 44613 Wetherington Hamilton, P.A. 812 W. Dr. MLK Jr. Blvd., Suite 101 Tampa, FL 33603 kmbpleadings@whhlaw.com 9/12-9/19/25LG 2T</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-003000 Division B</div>	<div><b>HILLSBOROUGH COUNTY</b> IN RE: ESTATE OF RICHARD JOHN SAMIT Deceased.  <b>NOTICE TO CREDITORS</b> The administration of the estate of Richard John Samit, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce 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 must file their claims with this court WITHIN 3 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, 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 September 12, 2025. Personal Representative: /s/ Lucille Samit 10604 N. 27th St. Tampa, Florida 33612 Attorney for Personal Representative: /s/ Lawrence E. Fuentes Attorney Florida Bar Number: 161908 Fuentes &amp; Kreischer, P.A. 1407 W. Busch Blvd. Tampa, Florida 33612 Telephone: (813) 933-6647 Fax: (813) 932-8588 E-Mail: lef@fklaw.net 9/12-9/19/25LG 2T</div> <div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-012713, DIVISION H NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. NILDA SANTOS, a single woman, Defendant.  <b>NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 14, 2025 by the County Court of Hillsborough County, Florida, the property described as: A Condominium Unit designated as Unit No. 28-B3, of NORTH BAY VILLAGE CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 3595, Page 385 and amended in Official Records Book 3638, Page 1433, and further amended in Official Records Book 3723, Page 135 and Plat recorded in Condominium Plat Book 2, Page 48, of the Public Records of Hillsborough County, Florida, together with its undivided interest or share in the common elements, and any amendments thereto. PROPERTY ADDRESS: 6328 Newtown Circle #B3, Tampa, FL 33615 will be sold by the Hillsborough County Clerk at public sale on <b>October 24, 2025 at 10:00 A.M.</b>, electronically online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 <a href="mailto:cglausier@glausierknight.com">cglausier@glausierknight.com</a> GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 Attorneys for Plaintiff 9/12-9/19/25LG 2T</div> <div><b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION Case No. 25-CC-021835 CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LUMARY BENITEZ, a single woman (Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b> and MARIA PORRATA, a single person, as joint tenants with full rights of survivorship, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, Defendants.  <b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> <b>NOTICE IS HEREBY GIVEN</b> pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-021835, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and LUMARY BENITEZ, a single woman and MARIA PORRATA, a single person, as joint tenants with full rights of survivorship, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 31, 2025, in an online sale at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:  Lot 2, Block 13, Turner Trace - Unit Two, according to the map or plat thereof, as recorded in Plat Book 71, Page(s) 55, of the Public Records of Hillsborough County, Florida.  Property Address: 14204 Mapleton Place, Tampa, FL 33624-2576  ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  Dated September 9,2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF  9/12-9/19/25LG 2T -----</div>	<div><b>HILLSBOROUGH COUNTY</b> <b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION Case No. 25-CC-012444  GRAND KEY CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. STRONGBOX INVESTMENTS INC., a Florida corporation as to 80%, and ICE FINANCIAL INC., a Florida Corporation as to 20%, as tenants in common and UNKNOWN TENANT, Defendants.  <b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> <b>NOTICE IS HEREBY GIVEN</b> pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-012444, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein GRAND KEY CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and STRONGBOX INVESTMENTS INC., a Florida corporation as to 80%, and ICE FINANCIAL INC., a Florida corporation as to 20%, as tenants in common and UNKNOWN TENANT are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 31, 2025, in an online sale at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:  Unit No. 1210 of Grand Key, a Luxury Condominium a/k/a Grand Key, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 15002, Page 458, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 19, Page 291, Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto.  Property Address: 4207 South Dale Mabry Unit 1210, Tampa, FL 33611-1430  ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this</div>	<div><b>HILLSBOROUGH COUNTY</b> notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  Dated September 9, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF  9/12-9/19/25LG 2T ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-012031 Division: Family  IDALMIS MARQUEZ FERNANDEZ, Petitioner, and FRANCISCO JAVIER SOVALBARRO, Respondent.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: FRANCISCO JAVIER SOVALBARRO 9351 Eden Dr, Tampa, FL 33610  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 IDALMIS MARQUEZ FERNANDEZ, whose address is 9351 Eden Dr, Tampa, FL 33610, on or before 10/13/2025, and file the original with the clerk of this Court at 800 East Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: NA  <b>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</b>  <b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</b>  <b>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</b>  Dated 9/9/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Erma Yerdon Deputy Clerk  9/12-10/3/25LG 4T ----- <b>NOTICE OF INTENTION TO REGISTER</b></div>	<div><b>HILLSBOROUGH COUNTY</b> Dated 9/5/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Laronda Jones Deputy Clerk  9/12-10/3/25LG 4T ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-11903 Division: I-P  MAYKEL ORTEGA RAMOS, Petitioner, and KARLA GERONIMO ARIAS, Respondent.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: KARLA GERONIMO ARIAS Quintana Roo, Cancun, Mexico  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 MAYKEL ORTEGA RAMOS, whose address is 4206 E 99th Ave, Tampa, FL 33617, on or before 10/15/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: None  <b>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</b>  <b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</b>  <b>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</b>  Dated 9/9/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Erma Yerdon Deputy Clerk  9/12-10/3/25LG 4T ----- <b>NOTICE OF INTENTION TO REGISTER</b></div>	<div><b>HILLSBOROUGH COUNTY</b> <b>FICTITIOUS TRADE NAME</b>  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:  <b>PARTY MOOD</b> Owner: Lisais Group LLC 5631 Forest Haven Cir, Apt. 105 Tampa, FL 33615  9/12/25LG 1T ----- <b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b>  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:  <b>LA CENTRAL TACOS</b> Owner: Central Gourmet Food LLC 6444 Cypressdale Dr # 202 Riverview, FL 33578  9/12/25LG 1T ----- <b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-011624 Division: BP  OMAYRA LOPEZ SOTO, Petitioner, and ROBERTO CANCEL RODRIGUEZ, Respondent.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: ROBERTO CANCEL RODRIGUEZ 10016 N. 27th Street, Tampa, FL 33612  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 OMayra Lopez Soto, whose address is 10016 N. 27th Street, Tampa, FL 33612, on or before 10/6/2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: NA  <b>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</b>  <b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</b>  <b>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</b>  Dated August 29, 2025 Victor D. Crist Clerk of the Circuit Court By: /s/ E. Byerl Deputy Clerk  9/12-10/3/25LG 4T ----- <b>STATE OF FLORIDA</b> <b>DEPARTMENT OF ENVIRONMENTAL PROTECTION</b> <b>NOTICE OF PROPOSED AGENCY ACTION</b>  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 (<b>File No. FD-29-0455126-001</b>) to the Petitioner, Granite Peaks, LLC, c/o Mary Jane Stagi, Stagi &amp; Company, 808 West Linebaugh Avenue, Tampa, Florida 33612, for the property located in Section 15, Township 28 South, Range 18 East, Hillsborough County. The site is located at longitude 28.04253429 / latitude -82.48625622, Parcel ID: U-15-28-18-11W-000000-00003.1.  The Department's file is available online and can be accessed through the Department's Information Portal at: <a href="https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&amp;[freeText]=&amp;[folderName]=&amp;[profile]=Permitting_Authorization&amp;[creator]=&amp;[entityType=any]&amp;[createdDateTo]=&amp;[catalog=23]&amp;[searchBy=Profile]&amp;[sortBy=D]&amp;[document+Date]&amp;[createdDate]=&amp;[County]=EQ_HILLSBOROUGH&amp;[District]=EQ_SWD&amp;[Facility-Site+ID]=EQ_ERP_455126">https://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&amp;[freeText]=&amp;[folderName]=&amp;[profile]=Permitting_Authorization&amp;[creator]=&amp;[entityType=any]&amp;[createdDateTo]=&amp;[catalog=23]&amp;[searchBy=Profile]&amp;[sortBy=D]&amp;[document+Date]&amp;[createdDate]=&amp;[County]=EQ_HILLSBOROUGH&amp;[District]=EQ_SWD&amp;[Facility-Site+ID]=EQ_ERP_455126</a>. If you have any questions or are experiencing difficulty viewing the electronic application, please contact Mia Poage at <a href="mailto:Mia.Poage@FloridaDEP.gov">Mia.Poage@FloridaDEP.gov</a> or (813)-470-5755.  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 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  (Continued on next page)</div>

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 <b>9/17/2025 at 9:00 A.M. and 1:00 P.M.</b> to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.  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.  <b>CASES TO BE HEARD AT THE 9:00 A.M. HEARING</b> 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  <b>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</b> 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



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b> 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 <a href="mailto:agency_clerk@dep.state.fl.us">agency_clerk@dep.state.fl.us</a>. 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 Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at <a href="mailto:agency_clerk@dep.state.fl.us">agency_clerk@dep.state.fl.us</a>, 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. 9/12/25LG 1T  ----- <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No.: 2025-CP-1871 Division: Probate  IN RE: ESTATE OF BARBARA D. HARRIS Deceased.  <b>NOTICE TO CREDITORS</b> The administration of the estate of BARBARA D. HARRIS, deceased, whose date of death was April 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgecomb Courthouse, 800 E. Twiggs St., Room 204, 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 September 12, 2025. Personal Representative: Lisa B. Harris 14409 Woodland Spur Drive Lithia, Florida 33547  Attorney for Personal Representative: Paul James Monsanto, Esq. Florida Bar Number: 1025961 26852 Tanic Drive, Suite 102 Wesley Chapel, Florida 33544 Telephone: (813) 997-5290 E-Mail: <a href="mailto:paul@pjmattoorneys.com">paul@pjmattoorneys.com</a> 9/12-9/19/25LG 2T  ----- <b>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION CASE NO. 25-CP-3055 DIVISION A Florida Bar #308447  IN RE: ESTATE OF RYAN MICHAEL GILBERT, Deceased.</div>	<div><b>HILLSBOROUGH COUNTY</b> <b>NOTICE TO CREDITORS</b> The administration of the estate of RYAN MICHAEL GILBERT, deceased, Case Number 25-CP-3055, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.  That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.  All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.  The date of the first publication of this Notice is September 12, 2025. Personal Representative: MEGAN D. LAYTON 3308 Madulla Road Plant City, FL 33566  Attorney for Personal Representative: WILLIAM R. MUMBAUER, ESQUIRE WILLIAM R. MUMBAUER, P.A. Email: <a href="mailto:wrmumbauer@aol.com">wrmumbauer@aol.com</a> 205 N. Parsons Avenue Brandon, FL 33510 813/685-3133 9/12-9/19/25LG 2T  ----- <b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b>  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:  <b>DIOVENT</b> Owner: Serhii Tymoshenko (Dio trade LLC) 9711 Montague Street Tampa, FL 33626 9/12/25LG 1T  ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</b> CIVIL DIVISION CASE NO.: 24-CA-008893 DIVISION: O  JH &amp; GO PROPERTIES ONE, LLC, Plaintiff, v. RBHJTAMPA, LLC; STATE OF FLORIDA, DEPARTMENT OF BUSINESS REGULATION, DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO; and STATE OF FLORIDA, DEPARTMENT OF REVENUE, Defendants.  <b>NOTICE OF FORECLOSURE SALE</b> Notice is hereby given pursuant to the Final Judgment of Foreclosure Order against RBHJTAMPA, LLC dated August 22, 2025, entered in Case No. 24-CA-008893, of the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, in favor of Plaintiff JH &amp; GO PROPERTIES ONE, LLC, and against Defendant, RBHJTAMPA, LLC, that Victor D. Crist, Clerk of the Circuit Court for Hillsborough County, Florida, will sell to the highest and best bidder for cash in an online sale at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> on <b>October 20, 2025 at 10:00 a.m.</b> Eastern Standard Time, the following property issued in and for use in Hillsborough County, Florida:  STATE OF FLORIDA QUOTA ALCOHOLIC BEVERAGE LICENSE NO. 39-00007 (4COP)  ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. 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 accommodation in order to participate in these proceedings, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at (813) 272-7040 or <a href="mailto:ADA@fljud13.org">ADA@fljud13.org</a>, 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.  Dated September 9, 2025 /s/ V. Stephen Cohen V. Stephen Cohen, Esquire Florida Bar No.: 0948756 Primary: <a href="mailto:scohen@bcalaw.com">scohen@bcalaw.com</a> Secondary: <a href="mailto:lhECKman@bcalaw.com">lhECKman@bcalaw.com</a> Jacquelyn H. Christoph, Esquire Florida Bar No.: 1049775 Bajo Cohen Agliano, P.A. 606 E. Madison Street Tampa, FL 33602 Phone: (813) 868-6162 <i>Attorneys for Plaintiff</i> 9/12-9/19/25LG 2T  -----</div>	<div><b>HILLSBOROUGH COUNTY</b> <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002300  IN RE: ESTATE OF NANCY ANN BICKERT Deceased.  <b>NOTICE TO CREDITORS</b> The administration of the estate of Nancy Ann Bickert, deceased, whose date of death was June 4, 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 September 12, 2025. Personal Representative: /s/ Kelsey O'Neill 12895 S. Wacousta Road Eagle, Florida 48822  Attorney for Personal Representative: /s/ Desiree Sanchez Florida Bar Number: 10082 SANCHEZ LAW GROUP PA 605 E. Robinson Street, Suite 650 Orlando, Florida 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail: <a href="mailto:desiree@sanchezlaw.com">desiree@sanchezlaw.com</a> Secondary E-Mail: <a href="mailto:info@sanchezlaw.com">info@sanchezlaw.com</a> 9/12-9/29/25LG 2T  ----- <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. ANGELO JOHN ROSATI; et al., Defendants. Case No: 16-CA-004287, Division K <b>NOTICE OF FORECLOSURE SALE</b> NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 09/15/2023, and entered in Case No. 16-CA-004287, Division K of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, is the Plaintiff and ANGELO JOHN ROSATI; BIMINI BAY HOMEOWNERS ASSOCIATION OF HILLSBOROUGH, INC.; THE UNITED STATES OF AMERICA DEPARTMENT OF TREASURY; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, are Defendant, Victor D. Crist, Hillsborough Clerk of Court will sell to the highest and best bidder for cash at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a> at 10:00 a.m. on October 27, 2025, the following described property set forth in said Final Judgment, to wit: LOT 53, BIMINI BAY, PHASE 2, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 110, PAGE 92 THROUGH 97, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Commonly known as: 6427 Key Island Ave., Apollo Beach, FL 33572 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 September 3, 2025 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: EService@LenderLegal.com If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court</div>	<div><b>HILLSBOROUGH COUNTY</b> Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602. 11080-1019577  <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 23-CA-012569 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. BRIAN TEMPLE, 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 27th day of August, 2025, and entered in Case No. 23-CA-012569, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and BRIAN TEMPLE; COVINGTON PARK OF HILLSBOROUGH HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF BRIAN TEMPLE; UNKNOWN SPOUSE OF JENNA TEMPLE and UNITED STATES OF AMERICA ON BEHALF THE SECRETARY OF VETERANS AFFAIRS are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> at 10:00 A.M. on the 28th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK 11, COVINGTON PARK PHASE 2A UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 2, 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. <a href="https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx">https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx</a> Phone: (813) 272-7040 or <a href="mailto:ada@fljud13.org">ada@fljud13.org</a> Dated this 4th day of September, 2025. By: <u>/s/ Liana R. Hall</u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019631  <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA.</b> CASE NO. 24-CA-003172 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-11 ASSET-BACKED CERTIFICATES, SERIES 2006-11, PLAINTIFF, VS. MYZAE CRUZ A/K/A MIZAE CRUZ A/K/A CRUZ MYZAE, ET AL. DEFENDANT(S).  <b>NOTICE OF FORECLOSURE SALE</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 3, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on October 29, 2025, at 10:00 AM, at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> for the following described property: LOT 14, LESS THE EAST 7.00 FEET THEREOF AND ALL OF LOTS 15 AND 16, IN BLOCK 11, AVONDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGE 26, 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 &amp; Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: <a href="mailto:eservice@tmppllc.com">eservice@tmppllc.com</a> By: Ezra Scrivanich, Esq. FBN: 0028415 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</div>	<div><b>HILLSBOROUGH COUNTY</b> at <a href="mailto:ADA@fljud13.org">ADA@fljud13.org</a>, 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. 11080-1019538  <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CA-004725 M&amp;T BANK PLAINTIFF, VS. ANN R OWEN AND TERRY W OWEN, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Terry W Owen Last Known Address: 5817 Myrtle Lane, Tampa, FL 33625 Current Residence: UNKNOWN TO: Terry W Owen Last Known Address: 18219 Oakdale Rd, Odessa, FL 33556 Current Residence: UNKNOWN TO: Terry W Owen Last Known Address: 12425 28th St N, St. Petersburg, FL 33716 Current Residence: UNKNOWN TO: Terry W Owen Last Known Address: 1700 N McMullen Booth Rd, Ste C3, Clearwater, FL 33759 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: PARCEL 1: A PARCEL OF LAND LYING IN PART OF TRACTS 9 AND 16 IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 17 EAST, KEYSTONE PARK COLONY, AS RECORDED IN PLAT BOOK 5' PAGE 55 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF SAID TRACT 9, RUN SOUTH 00°02'15" WEST ALONG THE WEST BOUNDARY OF SAID TRACT 9 A DISTANCE OF 366.79 FEET; RUN THENCE SOUTH 89°57'15" EAST A DISTANCE OF 100.00 FEET TO A POINT OF BEGINNING, CONTINUE SOUTH 89°57'15", EAST A DISTANCE OF 10.56 FEET; RUN THENCE SOUTH 69°48'37" EAST A DISTANCE OF 186.78 FEET; RUN THENCE SOUTH 34°48'21" EAST A DISTANCE OF 279.99 FEET TO A POINT 200.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 16; RUN THENCE NORTH 89°53'00" WEST ALONG THE NORTH BOUNDARY OF SAID TRACT 16 A DISTANCE OF 114.94 FEET; RUN THENCE SOUTH 00°03'25" WEST A DISTANCE OF 150.93 FEET TO A POINT 509.5 FEET NORTH OF THE SOUTH BOUNDARY OF SAID TRACT 16; RUN THENCE SOUTH 89°55'30" WEST PARALLEL TO THE SOUTH BOUNDARY OF SAID TRACT 16 A DISTANCE OF 230.86 FEET; RUN THENCE NORTH 00°02'15" EAST A DISTANCE OF 445.33 FEET TO THE POINT OF BEGINNING. PARCEL 2: ALL RIGHTS, CLAIM AND INTEREST IN THE FOLLOWING DESCRIBED PROPERTY: AN UNDIVIDED TWELVE THIRTEENTHS INTERESTS IN: THE WEST 15' OF THE EAST 30' OF THE SOUTH 136 FEET OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 17 EAST, BEING PART OF TRACT 16 IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 17 EAST OF KEYSTONE PARK COLONY, AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 55, 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 MILLER, GEORGE &amp; SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before _____ within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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. <a href="https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx">https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx</a> Phone: (813) 272-7040 or <a href="mailto:ada@fljud13.org">ada@fljud13.org</a> WITNESS my hand and the seal of this Court this 3rd day of September, 2025. VICTOR D. CRIST As Clerk of Court By: Mustafa Divan As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1019662  <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION  (Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b></div> <div>CASE NO.: 25-CA-005409 MORTGAGE ASSETS MANAGEMENT, LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ABDUL A. GAFUR A/K/A ABDUL GAFUR, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Abdul A. Gafur A/K/A Abdul Gafur Last Known Address: 19905 Wyndmill Circle, Odessa, FL 33556 Current Residence: UNKNOWN TO: Unknown Spouse of Abdul A. Gafur A/K/A Abdul Gafur Last Known Address: 19905 Wyndmill Circle, Odessa, FL 33556 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 8, BLOCK 4, WYNDHAM LAKES PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 35, 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 MILLER, GEORGE &amp; SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before October 12, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. 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 WITNESS my hand and the seal of this Court this 3rd day of September, 2025. VICTOR D. CRIST As Clerk of Court By:/s/ Mustafa Divan As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1019743</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>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: ____/s/ Liana R. Hall____ Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019215</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 23-CA-012230 CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF, VS. LISA GOBERT, ET AL. DEFENDANT(S).</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 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 &amp; 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>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</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>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: /s/Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019388</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, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT J. PELLETIER A/K/A ROBERT PELLETIER, SUN CITY CENTER COMMUNITY ASSOCIATION, INC., ET AL., DEFENDANTS. IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-002232 NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 25th day of August, 2025, and entered in Case No. 25-CA-002232, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY: UNKNOWN SPOUSE OF ROBERT J. PELLETIER A/K/A 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, 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: ____ Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019393</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002905 Division A</div> <div>IN RE: ESTATE OF GEORGE W. SELL Deceased.</div> <div>NOTICE TO CREDITORS (summary administration) TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of GEORGE W. SELL, deceased, File No. 25-CP-002905, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was March 4, 2025; that the total value of the estate is \$4,000.00 (approximate) and that the names and addresses of those to whom it has been assigned by such order are: KAY ELLEN SELL, as Trustee of the SELL FAMILY TRUST dated January 15, 2025, 1605 Stirrup Court, Plant City, Florida 33566. ALL INTERESTED PERSONS ARE NOTIFIED 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 provisions for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 12, 2025. Petitioner: /s/ Kay Ellen Sell KAY ELLEN SELL 1605 Stirrup Court Plant City, Florida 33566 Attorney for Petitioner: /s/ Danielle Faller Danielle Faller, Esq. Florida Bar # 106324 HEMNESS FALLER ELDER LAW 309 N. Parsons Avenue Brandon, Florida 33510-4515 (813) 661-5297 (813) 689-8725 fax danielle@hemnesslaw.com service@hemnesslaw.com 9/12-9/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002960 Division A</div> <div>IN RE: ESTATE OF ARTHUR BRUCE STEWART Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of ARTHUR BRUCE STEWART, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211. The date of first publication of this notice is September 12, 2025. Personal Representative: /s/ Katherine Eddy Crider KATHERINE EDDY CRIDER 1922 New Bedford Drive Sun City Center, Florida 33573 Attorney for Personal Representative: /s/ Danielle Faller Danielle Faller, Esq. Florida Bar # 106324 HEMNESS FALLER ELDER LAW 309 N. Parsons Ave. Brandon, FL 33510-4515 (813) 661-5297 (813) 689-8725 fax danielle@hemnesslaw.com service@hemnesslaw.com 9/12-9/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002171 Division A</div> <div>IN RE: ESTATE OF LAWRENCE R. MUROFF Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of Lawrence R. Muroff, deceased, whose date of death was March 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>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 12, 2025. Personal Representative: /s/ Carol S. Muroff 4201 Bayshore Blvd. Unit 1701 Tampa, Florida 33611-1667 Attorney for Personal Representative: /s/ Donna L Longhouse Florida Bar Number: 992844 Longhouse, Richards, Olsen &amp; Rief, PLLC 202 S. Rome Ave., Suite 110 Tampa, Florida 33606 Telephone: (813) 223-5351 E-Mail: dlonghouse@lrirlaw.com Secondary E-Mail: grichards@lrirlaw.com 9/12-9/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002298 Division A</div> <div>IN RE: ESTATE OF HAROLD HERMAN WALKER JR. A/K/A HAROLD H. WALKER JR., Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of HAROLD HERMAN WALKER JR. a/k/a HAROLD H. WALKER JR., deceased, whose date of death was February 22, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 12, 2025. Personal Representative: Janna D. Walker 901 S. Delaware Avenue Tampa, FL 33606 Attorney for Personal Representative: Megan Flynn McAteer, Esq. Florida Bar No. 643173 Megan Flynn McAteer PL 601 S. Boulevard Tampa, FL 33606 Phone: (813) 251-4210 Email: mfm@meganmarcateerlaw.com 9/12-9/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO. 25-CP-002509 DIVISION A</div> <div>IN RE: ESTATE OF NADINE MEENIHAN, Deceased.</div> <div>NOTICE TO CREDITORS ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of NADINE MEENIHAN, deceased, File Number 25-CP-002509, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. (Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b></div> <p>tative's attorney are set forth below.</p> <p><b>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</b></p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of the first publication of this Notice is September 12, 2025.</p> <p>Personal Representative: GEORGE SHAWN MEENIHAN 1006 Cedar Court Harrison City, PA 15636</p> <p>Attorney for Personal Representative: JOHN W. GARDNER, ESQUIRE JOHN W. GARDNER, P.A. 221 East Robertson Street Brandon, FL 33511 (813) 651-0055 Florida Bar No.: 745219</p> <p>9/12-9/19/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY FLORIDA</b> PROBATE DIVISION File No. 25-CP-000199</p> <p>IN RE: ESTATE OF DAVID ANTHONY DAWSON, SR., Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>The administration of the Estate of David Anthony Dawson, Sr., deceased, whose date of death was December 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twigg's Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p>	<div><b>HILLSBOROUGH COUNTY</b></div> <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 September 12, 2025.</p> <p>Personal Representative: /s/ David Dawson Jr David Anthony Dawson, Jr. 732 Holy Terrace Brandon, FL 33511</p> <p>Attorneys for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310</p> <p>9/12-9/19/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002311 Division B</p> <p>IN RE: ESTATE OF CHARLES M. BITHORN SR. Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>The administration of the estate of CHARLES M. BITHORN SR., deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg's St, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney</p>	<div><b>HILLSBOROUGH COUNTY</b></div> <p>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 12, 2025.</p> <p>Personal Representative: /s/ Edward G. Bithorn EDWARD G. BITHORN 6866 Huntington Lane, #703 Delray Beach, Florida 33446</p> <p>Attorney for Personal Representative: /s/ Cela Delgado Webster Cela Delgado Webster, Esq. Florida Bar Number: 275300 17425 Bridge Hill Court, Suite 202 Tampa, Florida 33647 Telephone: (813) 524-6393 Fax: (813) 524-6343 E-Mail: cwebster@chapellegal.com Secondary E-Mail: service@chapellegal.com</p> <p>9/12-9/19/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CASE NO.: 24-CA-007156</p> <p>BARCLAYS MORTGAGE LOAN TRUST 2023-NQM2, Plaintiff, vs.</p>	<div><b>HILLSBOROUGH COUNTY</b></div> <p>LONNIE ALVIN TINGLE; et al., Defendants.</p> <p><b>NOTICE OF SALE</b></p> <p><b>NOTICE IS HEREBY GIVEN</b> that, pursuant to the Uniform Final Judgment of Foreclosure entered on April 9, 2025 in the above-captioned action, the following property situated in Hillsborough County, Florida, described as:</p> <p>LOT 3 AND THE NORTH 1/2 OF LOT 4, BLOCK 18, FIRST UNIT TEMPLE CREST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 60, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</p> <p>shall be sold by the Clerk of Court, VICTOR D. CRIST on the <i>10th day of October, 2025 on-line at 10:00 a.m.</i> (Eastern Time) at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a> to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</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>If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least 7 days before your scheduled court appearance, or immediately upon receiving a notification of a scheduled court proceeding if the time before the scheduled appearance is less than 7 days. Complete the Request for Accommodations Form and submit to 800 E. Twigg's Street, Room 604, Tampa, FL 33602, ADA Coordination Help Line (813) 272-7040; Hearing Impaired Line 1-800-955-8771; Voice Impaired Line 1-800-955-8770.</p> <p>Dated this 5th day of September, 2025.</p> <p><i>s/Michael C Coyle</i> <b>MICHAEL C. COYLE, ESQ.</b> Florida Bar # 1054501 <b>STOREY LAW GROUP, P.A.</b> 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Ph: (407) 488-1225 mcoyle@storeylawgroup.com sbaker@storeylawgroup.com <i>Co-Counsel for Plaintiff</i></p> <p>9/12-9/19/25LG 2T</p> <p>-----</p> <p><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 24-CC-057822</p>	<div><b>HILLSBOROUGH COUNTY</b></div> <p>SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DAMIAN DAVIS, A MARRIED MAN, Defendant(s).</p> <p><b>AMENDED NOTICE OF SALE</b></p> <p>Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-057822, that resulted from the Final Hearing on or about September 2, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-057822 on about August 12, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:</p> <p>Lot 26, South Fork Tract "M", according to the map or plat thereof, as recorded in Plat Book 123, Page(s) 9, of the Public Records of Hillsborough County, Florida.</p> <p>and commonly known as: 11636 Iris Spring Ct, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, <b>on the Hillsborough County public auction website at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>, on October 24, 2025 at 10:00AM.</b> Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this September 5, 2025</p> <p>/s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> Frazier &amp; Bowles, Attorneys at Law 45049.205</p> <p>9/12-9/19/25LG 2T</p> <p>-----</p> <p><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> COUNTY CIVIL DIVISION CASE NO.: 2024-CC-058834</p> <p>BRUSSELS BAY HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. HILLSBOROUGH BAY 33578 TRUST, DERIVATIVE HOLDINGS B7, LLC, Defendant.</p> <p><b>NOTICE OF SALE</b></p> <p>NOTICE IS HEREBY GIVEN that, pursuant to the Order Directing Clerk to Reset Foreclosure Sale and Disburse Sale Deposit to Plaintiff entered in this cause on August 11, 2025 by the County Court of Hillsborough County, Florida, the property described as:</p> <p>LOT 9, BLOCK D, OF BRUSSELS BAY PHASES III &amp; IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 170, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA</p> <p>will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at <a href="http://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> at 10:00 A.M. on October 3, 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 no later than the date the Clerk reports the surplus funds as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg's Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>/s/ Michelle T. Reiss Michelle T. Reiss, Esquire Florida Bar No: 36993 mreiss@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</p> <p>9/12-9/19/25LG 2T</p> <p>-----</p> <p><b>NOTICE OF ACTION</b> <i>Hillsborough County</i></p> <p><b>BEFORE THE BOARD OF NURSING</b></p> <p><i>IN RE: The license to practice Registered Nursing</i></p> <p><b>Lynn Renee Brannon, R.N.</b> <b>4811 River Vista Lane, Apt# B</b> <b>Tampa, FL 33617</b></p> <p><b>CASE NO.: 2024-19993</b> <b>LICENSE NO.: RN9573066</b></p> <p>The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Jonathan Grout, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9825.</p> <p>If no contact has been made by you concerning the above by October 24, 2025, the matter of the Administrative Complaint</p>
<div><b>CITY OF TAMPA</b> <b>MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS</b> <b>PUBLICATION NOTICE</b></div> <p>As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on <b>10/1/2025 at 9:00 A.M. and 1:00 P.M.</b> to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.</p> <p>Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.</p> <p><b>CASES TO BE HEARD AT THE 9:00 A.M. HEARING</b></p> <p>CASE NO: COD-25-0000773 NAME OF VIOLATOR: RAFAEL CRESPO AND YUNIA LOCATION OF VIOLATION: 3203 W CORDELIA ST, TAMPA, FL CODE SECTIONS: 22-8 22-60 LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION E 35 FT OF LOT 22 AND LOT 23 BLOCK 69 FOLIO: 176808.0000</p> <p>CASE NO: COD-25-0000846 NAME OF VIOLATOR: MELVI BONILLA LOCATION OF VIOLATION: 3215 W CORDELIA ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION LOT 17 BLOCK 69 FOLIO: 176804.0000</p> <p>CASE NO: COD-25-0001529 NAME OF VIOLATOR: FELIPE A CLAROS LOCATION OF VIOLATION: 4227 E SANDALWOOD CIR N, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: HILLCREST ACRES LOT 4 BLOCK TWO FOLIO: 142371.0000</p> <p>CASE NO: COD-25-0001930 NAME OF VIOLATOR: PEGGY A GASSETT LIFE ESTATE LOCATION OF VIOLATION: 313 E FLORIBRASKA AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: FAIRBURN W 85 FT OF LOT 1 LESS N 10 FT FOR RD BLOCK 2 FOLIO: 183106.0000</p> <p>CASE NO: COD-25-0002206 NAME OF VIOLATOR: CYNTHIA MONROIG LOCATION OF VIOLATION: 1210 E 32ND AVE, TAMPA, FL CODE SECTIONS: 19-49 19-47 LEGAL DESCRIPTION: BUFFALO PARK 2ND ADDITION LOT 16 AND ALL OF ALLEY ABUTTING FOLIO: 172851.0000</p> <p>CASE NO: COD-25-0002261 NAME OF VIOLATOR: ESTATE OF ALEX A FLOYD LOCATION OF VIOLATION: 6403 N 36TH ST, TAMPA, FL CODE SECTIONS: 19-49 LEGAL DESCRIPTION: HANKINS' SUBURBAN HOMESITES REVISED S 1/2 OF LOT 24 LESS S 79.9 FT FOLIO: 151984.0200</p> <p>CASE NO: COD-25-0002281 NAME OF VIOLATOR: DOMINIC W MASTRIAN LOCATION OF VIOLATION: 5207 BAY CLUB CIR, TAMPA, FL CODE SECTIONS: 5-105.1 5-105.4.5.1 LEGAL DESCRIPTION: ISLAND CLUB AT ROCKY POINT A CONDOMINIUM UNIT 5207 BLDG 5 AND AN UNDIV INT IN COMMON ELEMENTS FOLIO: 94671.1242</p> <p>CASE NO: COD-25-0002296 NAME OF VIOLATOR: DEBRA PALMER LOCATION OF VIOLATION: 810 W OHIO AVE, TAMPA, FL CODE SECTIONS: 19-231(10) 19-231(15)a 19-231(15)c LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 5 BLOCK 26 FOLIO: 167078.0000</p> <p>CASE NO: COD-25-0002297 NAME OF VIOLATOR: MATILDA LA BARERA LOCATION OF VIOLATION: 1508 W LAMBRIGHT ST, TAMPA, FL CODE SECTIONS: 19-49 19-50 19-233(a) 19-234 LEGAL DESCRIPTION: RIVIERA SUBDIVISION LOT 59 LESS S 80 FT OF E 300 FT AND LESS N 20 FT OF E 160 FT, LOT 60 LESS S 40 FT OF E 160 FT AND LESS N 60 FT OF E 140 FT AND LESS E 60 FT OF W 120 FT OF N 30 FT AND W 275 FT OF LOT 61 LESS E 60 FT OF W 120 FT FOLIO: 104020.0000</p> <p>CASE NO: COD-25-0002420 NAME OF VIOLATOR: KENNY GUIA DIAZ AND RAFAEL LOCATION OF VIOLATION: 6614 N 23RD ST, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: GOLDEN SUBDIVISION LOT 6 BLOCK 2 FOLIO: 151491.0000</p>	<p>CASE NO: COD-25-0002447 NAME OF VIOLATOR: ANDREW W BALLOON ST LOCATION OF VIOLATION: 4312 W MAIN ST, TAMPA, FL CODE SECTIONS: 19-231(10) 19-231(15)c 19-231(15)b LEGAL DESCRIPTION: FOREST HEIGHTS UNIT NO 1 LOT 6 BLOCK B FOLIO: 111646.0000</p> <p>CASE NO: COD-25-0002503 NAME OF VIOLATOR: LOU ETHEL SEALY LOCATION OF VIOLATION: 2926 N TAMPA ST, TAMPA, FL CODE SECTIONS: 19-49 19-231(15)c LEGAL DESCRIPTION: WARREN AND KEYES E 46 FT OF N 44 FT OF LOT B AND N 44 FT OF LOT C BLOCK 1 FOLIO: 182611.0000</p> <p>CASE NO: COD-25-0002508 NAME OF VIOLATOR: NANCY RENTALS LLC LOCATION OF VIOLATION: 1714 E MULBERRY DR, TAMPA, FL CODE SECTIONS: 19-231(12) LEGAL DESCRIPTION: FERN CLIFF LOT 392 FOLIO: 150029.0000</p> <p>CASE NO: COD-25-0002509 NAME OF VIOLATOR: CONNELL DAVID O'BRIEN PA LOCATION OF VIOLATION: 1714 E MAPLE AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c 27-283.11(b) 27-326 LEGAL DESCRIPTION: FERN CLIFF LOT 310 FOLIO: 149967.0000</p> <p>CASE NO: COD-25-0002510 NAME OF VIOLATOR: 104 ELM STREET LLC LOCATION OF VIOLATION: 104 W ELM ST, TAMPA, FL CODE SECTIONS: 19-47 19-49 19-50 LEGAL DESCRIPTION: FLORIDA AVE HEIGHTS W 50 FT OF LOT 28 FOLIO: 162903.0000</p> <p>CASE NO: COD-25-0002568 NAME OF VIOLATOR: AARON S SMITH/TRUSTEE LOCATION OF VIOLATION: 6404 N CELNTRAL AVE, TAMPA, FL CODE SECTIONS: 19-56 LEGAL DESCRIPTION: NORTH PARK LOT 195 FOLIO: 163214.0000</p> <p><b>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</b></p> <p>CASE NO: COD-25-0001776 NAME OF VIOLATOR: MY THUY LE LOCATION OF VIOLATION: 4717 S RENELLIE DR, TAMPA, FL CODE SECTIONS: 27-287.25(e).(3) LEGAL DESCRIPTION: GUERNSEY ESTATES LOT 7 BLOCK 1 FOLIO: 130738.0000</p> <p>CASE NO: COD-25-0002167 NAME OF VIOLATOR: NGODUONG KATHERINE LOCATION OF VIOLATION: 7506 N ARMENIA AVE, TAMPA, FL CODE SECTIONS: 27-326 LEGAL DESCRIPTION: ARMENIA COURT LOT 22 AND LOTS 26 THRU 31 AND THAT PART OF LOTS 32 AND 33 DESC AS DESC AS FROM W MOST COR OF LOT 33 RUN ELY TO A PT 10 FT N OF SMOST COR OF LOT 32 NELY TO EMOST COR OF LOT 32 NWLY TO NMOST COR OF LOT 32 AND SWLY TO POB LESS R/W FOR ARMENIA AV AND LOTS 44 THRU 50 BLOCK 1 FOLIO: 102724.0000</p> <p>CASE NO: COD-25-0002444 NAME OF VIOLATOR: SH SLIGH LLC LOCATION OF VIOLATION: 503 E SLIGH AVE, TAMPA, FL CODE SECTIONS: 27-211.8 27-289.7(b) 27-326 LEGAL DESCRIPTION: IROQUOIS PARK CORRECTED MAP LOTS 7 8 AND 9 TOGETHER WITH THAT PART OF VACATED ALLEY ABUTTING ON SOUTH LESS ROAD R/W ABUTTING ON SAID LOTS FOLIO: 162561.0000</p> <p>CASE NO: COD-25-0002488 NAME OF VIOLATOR: HMJ CAPITAL LLC LOCATION OF VIOLATION: 4105 E KNOLLWOOD ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: BEG 467 FT E AND 125 FT N OF SW COR OF NE 1/4 OF NW 1/4 GO N 100 FT E 112 FT S 100 FT AND W 112 FT 7 AND 8 BLK 2 FOLIO: 152841.0000</p> <p>CASE NO: COD-25-0002938 NAME OF VIOLATOR: PATRICIA A JACKSON LOCATION OF VIOLATION: 6502 N 22ND ST, TAMPA, FL CODE SECTIONS: 27-43 27-211.8 211.2.1a 27-326 LEGAL DESCRIPTION: CASHWELL SUBDIVISION LOT 5 FOLIO: 150369.0000</p> <p>IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY- EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.</p> <p>INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.</p> <p>SHIRLEY FOXX-KNOWLES, CMC CITY CLERK</p> <p>9/5-9/26/25LG 4T</p>			



LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

9/12-10/3/25LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

STUDIO 41

Owner: 41 Studios, LLC  
9574 McIntosh Road  
Dover, FL 33527

9/12/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001919  
Division O

IN RE: ESTATE OF BOBBY JAMES POLK Deceased.

NOTICE TO CREDITORS (summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of BOBBY JAMES POLK, deceased, File Number 2025-CP-001919, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360 Tampa FL 33601; that the decedent's date of death was March 7th, 2025; that the total value of the estate is \$15,463.82 and that the names and addresses of those to whom it has been assigned by such order are:

Bobby J. Polk Trust dated October 9, 2014, Robin Polk, Successor Trustee  
15714 Sunset Run Lane  
Lithia, FL 33547

ALL INTERESTED PERSONS ARE NOTIFIED 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 payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is September 12, 2025.

Person Giving Notice:

Robin R. Polk, Successor Trustee  
Bobby J. Polk Trust dated  
October 9, 2014  
15714 Sunset Run Lane  
Lithia, FL 33547

Attorneys for Person Giving Notice:

Cynthia M. Petitjean PL  
1306 Thonotosassa Road  
Plant City, FL 33563  
Telephone: (813) 659-2020  
Florida Bar No. 947512  
Email: cmp@cmp-law.com

9/12-9/19/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002718  
Division A

IN RE: ESTATE OF SUMMER DAWN AKINS Deceased.

NOTICE TO CREDITORS (summary administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Summer Dawn Akins, deceased, File Number 2025-CP-002718, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa FL 33601; that the decedent's date of death was February 17th, 2025; that the total value of the estate is \$ ZERO and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Guardianship of Madelyn Rose Woodard	4103 Brooke Drive Valrico, FL 33594
Guardianship of Nathan Daniel Akins	16126 Alderman Turner Rd Wimauma, FL 33598
Lucas Akins	504 Rosier Road Brandon, FL 33510

ALL INTERESTED PERSONS ARE NOTIFIED 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 payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is September 12, 2025.

Person Giving Notice:  
Jamie Watson

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

4103 Brooke Drive  
Valrico, FL 33594

Attorney for Estate:

Cynthia M. Petitjean PL Attorney  
cmp@cmp-law.com  
1306 Thonotosassa Road  
Plant City, FL 33563  
Telephone: (813) 659-2020  
Florida Bar No. 947512

9/12-9/19/25LG 2T

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

Case No.: 25-CP-002929  
Division: "B"

IN RE: THE ESTATE OF MARGARET ELAINE KIRKLAND, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of MARGARET ELAINE KIRKLAND, deceased, whose date of death was April 3, 2025, and whose social security number is xxx-xx-0288, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Rm 426, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors must file claims against the Estate within the time provided by law or be forever barred.

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

The date of the first publication of this notice is 9/12/2025.

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

Attorney for Personal Representative:

PERRY G. GRUMAN, P.A.  
3400 W. Kennedy Blvd.  
Tampa, FL 33609  
(813) 870-1614  
Florida Bar 996052  
perry@grumanlaw.com

9/12-9/19/25LG 2T

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

CASE NO.: 25-CP-001358  
DIVISION: A

IN RE: ESTATE OF MARY KATHRYNE CLIFT A/K/A MARY K. CLIFT, Deceased.

NOTICE TO CREDITORS

The administration of PERRY DEAN CLIFT, ("Decedent") deceased, whose date of death was May 18, 2024, and whose Social Security Number is XXX-XX-8651, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, Florida 33602. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.

The date of first publication of this notice is September 12, 2025.

Petitioner:  
PERRY DEAN CLIFT  
7416 S 51 Ave.  
Tampa, Florida 33619

Attorney for Petitioner:

/s/ Alfred V. Nicoletti  
ALFRED V. NICOLETTI, ESQ.  
Florida Bar No.: 125446  
LAW OFFICES OF AL NICOLETTI  
7512 Dr. Phillips Blvd., Suite 50-647  
Orlando, Florida 32819

9/12-9/19/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002999

IN RE: ESTATE OF MARJORIE JOYCE HAMILTON Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARJORIE JOYCE HAMILTON, deceased, whose date of death was March 30, 2024; File Number 25-CP-002999, is pending in

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HILLSBOROUGH COUNTY

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 September 12, 2025.

Personal Representative:

ANDREA MARIE WOLFE  
5413 South Martin Avenue  
Tampa, FL 33611

Personal Representative's Attorneys:

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

9/12-9/19/25LG 2T

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

CASE NO.: 25-CP-002711  
DIVISION: A

IN RE:

ESTATE OF CINDY SHAO, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Cindy Shao, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative's attorney is set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. 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 SO 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 12, 2025.

Personal Representative:

/s/ Yuki Shao  
12421 Gentle Swan Place  
Odessa, Florida 33556

Attorney for Personal Representative:

/s/ Helen M. Skala, Esq.  
FBN: 93046  
helen@langfordmyers.com  
LANGFORD & MYERS, PA  
1715 West Cleveland Street  
Tampa, Florida 33606  
Telephone: (813) 251-5533

9/12-9/19/25LG 2T

NOTICE OF ACTION

Hillsborough County

BEFORE THE BOARD OF MESSAGE

IN RE: The license to practice as a Licensed Massage Therapist

Shixin Zhang, L.M.T.  
10618 Riverview Drive  
Riverview, FL 33578

CASE NO.: 2024-47154

LICENSE NO.: LMT 84839

The Department of Health has filed an Administrative Complaint against your license to practice as a Licensed Massage Therapist, a copy of which may be obtained by contacting Patricia Nelson, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-

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HILLSBOROUGH COUNTY

3265, (850) 558-9910.

If no contact has been made by you concerning the above by October 24, 2025, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Massage in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

9/12-10/3/25LG 4T

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

CASE NO.: 2024CA009051

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC,  
Plaintiff,

vs.

STEPHEN BRADLEY WILLIAMS, JR, et al.,  
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on August 27, 2025 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on **October 3, 2025 at 10:00 A.M., at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com)**, the following described property:

**LOT 33, BLOCK 9, RIVERCREST PHASE 1B4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.**

Property Address: 11722 Crest Creek Drive, Riverview, FL 33569

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.

AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: 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.

Dated this 4th day of September, 2025

/s/ Kelley L. Church  
Kelley L. Church, Esquire  
Florida Bar No.: 100194  
Quintairo, Prieto, Wood & Boyer, P.A.  
255 S. Orange Ave., Ste. 900  
Orlando, FL 32801-3454  
(855) 287-0240  
(407) 872-6012 Facsimile  
E-mail: [servicecopies@qpwbblaw.com](mailto:servicecopies@qpwbblaw.com)  
E-mail: [kchurch@qpwbblaw.com](mailto:kchurch@qpwbblaw.com)  
Attorney for Plaintiff

9/12-9/19/25LG 2T

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

Case No. 25-CC-007420

RIVER OAKS CONDOMINIUM II ASSOCIATION, INC.,  
a Florida not-for-profit corporation,  
Plaintiff,

vs.

JENNILIN DEANDA, a single woman,  
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. 25-CC-007420, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein RIVER OAKS CONDOMINIUM II ASSOCIATION, INC. is Plaintiff, and JENNILIN DEANDA, a single woman, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 24, 2025, in an online sale at [www.hillsborough.realforeclose.com](http://www.hillsborough.realforeclose.com), beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Unit 1701 in Building 17 of RIVER OAKS CONDOMINIUM II, A CONDOMINIUM, according to the Declaration of Condominium in Official Record Book 3817, Page 512 through 584 and amended in Official Record Book 3947, page 220, as amended from time to time and Condominium Plat Book 3, Page 48 and Condominium Plat Book 4, Page 35 all in the Public Records of Hillsborough County, Florida. Together with the percent of common elements pertaining thereto.

Property Address: 7893 Niagara Avenue, Tampa, FL 33617-8369

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

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HILLSBOROUGH COUNTY

60 DAYS AFTER THE SALE.

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

Dated September 4, 2025

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

9/12-9/19/25LG 2T

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

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

JESSICA BARBOSA VICTOR, Petitioner,

and

ANDERSON BATISTA BARBOSA, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR/DEPENDENT CHILDREN

TO: ANDERSON BATISTA BARBOSA

Last Address: 8325 Bay Pointe Dr  
Apt 503N, Tampa Florida 33615

YOU ARE NOTIFIED that an action for Dissolution of Marriage with Minor/Dependent Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JESSICA BARBOSA VICTOR, whose address is CONFIDENTIAL, on or before 9/26/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 8/21/2025

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

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

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

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

IN THE INTEREST OF:

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ZA'NIYA EVANS, address unknown

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

**FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE**



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<div><b>HILLSBOROUGH COUNTY</b> IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NOS. 21-DP-708, 22-DP-330, 23-DP-578 DIVISION: B  IN THE INTEREST OF: Ma'Lyah Evans DOB: 2/28/2021 Makhi Evans DOB: 4/25/2022 Amir Scott DOB: 4/11/2023 MINOR CHILDREN  <b>NOTICE OF ACTION</b> <b>TERMINATION OF PARENTAL RIGHTS</b> TO: ZA'NIYA EVANS, address unknown <b>YOU ARE HEREBY NOTIFIED</b> that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: 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 <b>commanded</b> 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 <b>ADVISORY HEARING</b>. <b>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.</b> If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact juvdepdivb@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of August, 2025. Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk 9/5-9/26/25LG 4T</div> <div><b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY</b> JUVENILE DIVISION CASE NOS. 21-DP-708, 22-DP-330, 23-DP-578 DIVISION: B  IN THE INTEREST OF: Ma'Lyah Evans DOB: 2/28/2021 Makhi Evans DOB: 4/25/2022 Amir Scott DOB: 4/11/2023 MINOR CHILDREN  <b>NOTICE OF ACTION</b> <b>TERMINATION OF PARENTAL RIGHTS</b> TO: ZA'NIYA EVANS, address unknown <b>YOU ARE HEREBY NOTIFIED</b> that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: 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 <b>commanded</b> 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 <b>ADVISORY HEARING</b>. <b>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.</b> If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact juvdepdivb@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of August, 2025. Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk 9/5-9/26/25LG 4T</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA</b> PROBATE DIVISION Case No.: 25-CP-002542 Division: "A"  IN RE: THE ESTATE OF TRACY RENEE KIRKLAND, Deceased.  <b>NOTICE TO CREDITORS</b> The administration of the Estate of TRACY RENEE KIRKLAND, deceased, whose date of death was May 21, 2025, and whose social security number is xxx-xx-3749, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., RM 426, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors must file claims against the estate during the time periods set forth in F.S. 733.702 or be forever barred. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the</div>	<div><b>HILLSBOROUGH COUNTY</b> Florida Uniform Disposition of Community Property Rights at Death Act as described in SS. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211. The date of the first publication of this notice is 9/5/2025. Personal Representative: RECHE' KIRKLAND, JR. 1612 W. Cross St. Ypsilanti, MI 48197 Attorney for Personal Representative: PERRY G. GRUMAN, P.A. 3400 W. Kennedy Blvd. Tampa, FL 33609 (813) 870-1614 Florida Bar 396052 perry@grumanlaw.com 9/5-9/12/25LG 2T</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CA-007218 DIVISION: E  SCOTT HENDERSON and TARA L. HENDERSON, Plaintiffs, vs. RUSKIN COMMONGOOD SOCIETY and ALL OTHER UNKNOWN PARTIES, Defendants.  <b>NOTICE OF ACTION</b> TO: Defendants, RUSKIN COMMON- GOOD SOCIETY and ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, SCOTT HENDERSON and TARA L. HENDERSON, Complaint to Quiet Title to Real Property ("Complaint") filed in this action. <b>YOU ARE NOTIFIED</b> that an action to quiet title to the following property in Hillsborough County, Florida located at 825 NW 2nd Avenue, Ruskin, Florida 33573. Said real property is more particularly described as follows: THE SOUTH ½ OF LOT 133, MAP OF RUSKIN CITY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 75, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PIN: U-07-32-19-1V5-000000-00133.1. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Owens Law Group, P.A., 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before October 3, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Dated on 8/27/2025 Victor D. Crist Clerk of Circuit Court By: s/ Isha Tirado-Baker Deputy Clerk Owens Law Group, P.A. /s/ Scott W. Fitzpatrick, Esq., B.C.S. Eggert Fitzpatrick 9/5-9/26/25 4T</div> <div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-026499 Division J  WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. ANWAR YENNES, Defendant.  <b>NOTICE OF ACTION</b> TO: ANWAR YENNES 3317 Michener Place Plant City, FL 33566 <b>YOU ARE NOTIFIED</b> of an action to foreclose a lien on the following property in Hillsborough County, Florida: Lot 29, Walden Lake Unit 33-6, according to plat thereof recorded in Plat Book 79, Page 66, of the public records of Hillsborough County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in La Gaceta. ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County</div>	<div><b>HILLSBOROUGH COUNTY</b> Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 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</div> <div><b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION Case No. 25-CC-003864  CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. CHERYL T. DAFELDECKER, an unmarried woman and COLIN J. DAFELDECKER, a single man, as joint tenants with right of survivorship and UNKNOWN TENANT, Defendants.  <b>NOTICE OF SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>NOTICE IS HEREBY GIVEN</b> pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-003864, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and CHERYL T. DAFELDECKER, an unmarried woman and COLIN J. DAFELDECKER, a single man, as joint tenants with right of survivorship and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 24, 2025, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit: Lot 2, Block 9, Turner Trace Unit Two, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 13-1 and 13-2, of the Public Records of Hillsborough County, Florida Property Address: 14203 Wellesley Drive, Tampa, FL 33624-2456 <b>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.</b> If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated September 2, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF 9/5-9/12/25LG 2T</div> <div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-035083 Division: P  LAKE CHASE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CLAUDIA A. MCCLARNEY, DECEASED, Defendant(s).  <b>NOTICE OF ACTION</b> TO: CLAUDIA A. MCCLARNEY 9218 Lake Chase Island Way Tampa, FL 33626 <b>YOU ARE NOTIFIED</b> of an action to foreclose a lien on the following property in Hillsborough County, Florida: Unit 9218, Building 12, Lake Chase Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 14750, Page 34, inclusive and all valid amendments thereto, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements as set forth in the exhibits to the said Declaration of Condominium, as recorded exemplified referred to and set forth in said Declaration of Condominium, and exhibits thereto. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once each week for two consecutive weeks in La</div>	<div><b>HILLSBOROUGH COUNTY</b> Gaceta. ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 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</div> <div><b>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION CASE NO. 25-CP-2942 DIVISION A Florida Bar #898791  IN RE: ESTATE OF DEBRA CINDY HARRIS, Deceased.  <b>NOTICE TO CREDITORS</b> The administration of the estate of DEBRA CINDY HARRIS, deceased, Case Number 25-CP-2942, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below. That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is 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</div> <div><b>Notice of Public Auction</b> 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 is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows: <b>24789 US Hwy 27 N, Lake Wales, FL 33859</b> E0537 Michelle Desonia \$795.70 B0234 Stephanie Camacho Rivera \$538.20 H0827 Shelly Morris \$327.10 J1001 Ivan Gonzalez \$435.25 <b>1621 N Florida Ave, Lakeland, FL 33805</b> 1004A Roosevelt Hopkins \$375.90 3602 Robert Morrison \$512.45 <b>2525 US Hwy 98 N, Lakeland, FL 33810</b> 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 <b>1111 E. Brandon Blvd, Brandon, FL 33511</b> 0133 James Reed \$845.05 0131 James Reed \$905.05 0135 James Reed \$905.05 0259 Christopher Jobses \$731.90</div>	<div><b>HILLSBOROUGH COUNTY</b> 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 Bolles \$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 Antlaver Lovett \$318.87 1165 Ralphi Nunez \$338.59 3298 Melinda George \$666.41 4177 Jacqueline Machaliwa \$214.44 4221 Dominique Wiggins \$224.33 <b>5806 N. 56th St, Tampa, FL 33610</b> 4207 Russell Hopley \$781.55 4004 Fernenda 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</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: <b>1609270100</b> Certificate No.: <b>2023 / 14012</b> File No.: <b>2025-689</b> Year of Issuance: <b>2023</b> 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 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>MAYER PROPERTIES III</b> <b>ATTN: CHARLIE COLLAT</b> <b>MAYER PROPERTIES III</b> 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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk 9/5-9/26/25LG 4T</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: <b>0335801308</b> Certificate No.: <b>2018 / 2974</b> File No.: <b>2025-690</b> Year of Issuance: <b>2018</b> Description of Property: TROUT CREEK COMMONS PHASE II LOT 4 PLAT BK / PG: 80 / 88 SEC - TWP - RGE: 12 - 27 - 19 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>TOM SASH / TRUSTEE</b> <b>TOM SASH, AS TRUSTEE</b> 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 <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk 9/5-9/26/25LG 4T</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — 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: (Continued on next page)</div>



HILLSBOROUGH COUNTY

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).

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

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: **1592520000**  
Certificate No.: **2023 / 13880**  
File No.: **2025-692**  
Year of Issuance: **2023**

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

Name(s) in which assessed:  
**NDIDI OSUJI**

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 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.  
Dated 8/29/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

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

Description of Property:  
GATEWAY SUBDIVISION LOT 6 AND  
E 1/2 OF CLOSED ALLEY ABUTTING  
ON W BLOCK 12  
PLAT BK / PG: 9 / 56  
SEC - TWP - RGE: 19 - 28 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**PRISCILLA GIESKING**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at [www.hillsborough.realtaxdeed.com](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 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.  
Dated 8/29/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

Folio No.: **1876540000**  
Certificate No.: **2023 / 15602**  
File No.: **2025-696**

HILLSBOROUGH COUNTY

Year of Issuance: **2023**

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

Name(s) in which assessed:  
**BE & BE ENTERPRISES INC**

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

Unless such certificate shall be 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 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.  
Dated 8/29/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

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

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

Name(s) in which assessed:  
**BE AND BE ENTERPRISES INC**

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

Unless such certificate shall be 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 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.  
Dated 8/29/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

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

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

Name(s) in which assessed:  
**MIDTOWN VENTURE GROUP LLC**  
**M&H FLIPPING1 LLC**

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

Unless such certificate shall be 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 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.  
Dated 8/29/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

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

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

HILLSBOROUGH COUNTY

SEC W 99.59 FT N 121.20 FT W 30 FT  
N 333 FT TO N BDRY OF LOT 60 E  
60.94 FT TO POB  
PLAT BK / PG: 8 / 44  
SEC - TWP - RGE: 31 - 29 - 21  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:

**DUNCAN LAND AND  
DEVELOPMENT INC**

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

Unless such certificate shall be 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 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.  
Dated 8/29/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

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

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

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

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

Unless such certificate shall be 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 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.  
Dated 8/29/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION  
FOR TAX DEED

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

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

Description of Property:  
BANZA BANZA LOT 5 BLOCK 4  
PLAT BK / PG: 2 / 68  
SEC - TWP - RGE: 07 - 29 - 19  
**Subject To All Outstanding Taxes**

Name(s) in which assessed:  
**BE & BE ENTERPRISES INC**

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

Unless such certificate shall be 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 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.  
Dated 8/29/2025  
Victor D. Crist  
Clerk of the Circuit Court  
Hillsborough County Florida  
By Carolina Muniz, Deputy Clerk

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

**IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY, STATE  
OF FLORIDA**  
JUVENILE DIVISION  
CASE NO. 25-DP-328  
DIVISION: D

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

**NOTICE OF ACTION  
TERMINATION OF PARENTAL RIGHTS**  
TO: SHAY GANDY  
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: S.G. born on 4/6/2022. You are hereby **commanded** to appear on **December 1,**

HILLSBOROUGH COUNTY

**2025, at 10:00 AM** before the Honorable Lisa D. Campbell, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, for an **ADVISORY HEARING.**

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

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](mailto:ada@fljud13.org) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

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

**IN THE CIRCUIT COURT FOR  
HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
File No. 25-CP-002661

IN RE: ESTATE OF  
EARL PERRY JR.,  
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Earl Perry Jr., deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 601 E. Kennedy Blvd., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

**IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
FOR AND IN HILLSBOROUGH  
COUNTY, FLORIDA**  
PROBATE DIVISION  
CASE NO: 25-CP-002910

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

NOTICE TO CREDITORS

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

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

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

HILLSBOROUGH COUNTY

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/ WALTER I. COWELL

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

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

**IN THE CIRCUIT COURT IN AND FOR  
HILLSBOROUGH COUNTY, FLORIDA**  
PROBATE DIVISION  
CASE NO. 25-CP-2919  
DIVISION B  
Florida Bar #308447

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

NOTICE TO CREDITORS

The administration of the estate of JANET 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.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:  
CHERYL RICHARDS  
1806 Open Field Loop  
Brandon, FL 33510

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

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

**IN THE CIRCUIT COURT OF THE  
THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH  
COUNTY, FLORIDA**  
PROBATE DIVISION  
FILE NO.: 25-CP-002497  
DIVISION: U

IN RE: ESTATE OF:  
JAMES MICHAEL WILLIAMS  
Deceased.

NOTICE TO CREDITORS

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.

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

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

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

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:  
Stacy Renee Singleton Arundell  
2834 Mossy Timber Trail

(Continued on next page)







HILLSBOROUGH COUNTY

thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The action is asking the court to decide how the following real or personal property including but not limited to: Personal Property, 12123 Wildbrook Drive, Riverview, FL 33569.

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

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

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

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

8/29-9/19/25 4T

NOTICE OF SUSPENSION  
HILLSBOROUGH COUNTY

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

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

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

IN THE CIRCUIT COURT OF THE  
13TH JUDICIAL CIRCUIT IN AND FOR  
HILLSBOROUGH COUNTY  
JUVENILE DIVISION  
CASE NO. 22-DP-753  
DIVISION: S

IN THE INTEREST OF:  
I.V. DOB: 5/3/2016  
MINOR CHILD

NOTICE OF ACTION  
TERMINATION OF PARENTAL RIGHTS  
TO: KATIE TUCKER

1421 Peachfield Dr., Valrico, FL 33596

**YOU ARE HEREBY NOTIFIED** that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.V. born on 5/3/2016. You are hereby **com-manded** to appear on **October 10, 2025, at 9:00 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Court-house, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

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

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

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

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

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

DIANA OREJUELA,  
Petitioner

and

OSCAR D. ARCILA,  
Respondent.

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

TO: OSCAR D. ARCILA  
810 Windsor Circle, Brandon, FL 33510

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

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

HILLSBOROUGH COUNTY

Real property located at 810 Windsor Circle, Brandon, FL 33510 in Hillsborough County (Wife Seeking 100% Sole Ownership).

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

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

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

8/29-9/19/25 4T

IN THE 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.

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,  
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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ZUZANA FAZEKASOVA c/o her attorney of record, Shirin Rustomji, Esq., whose address is 3242 Henderson Blvd., Ste. 310, Tampa, FL 33609 on or before September 19, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

**WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can**

HILLSBOROUGH COUNTY

**result in sanctions, including dismissal or striking of pleadings.**

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

8/22-9/12/25 4T

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

Case No.: 25DR10909  
Division: CP

INGRID VANESSA ARCE MADRIGAL,  
Petitioner,  
and  
DARRELL ANDREW DURHAM JR.,  
Respondent.

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on INGRID VANESSA ARCE MADRIGAL, whose address is 15040 S. US Hwy 301, Wimauma, FL 33598, on or before 9/19/2025, and file the original with the clerk of this Court at Clerk of Court, 301 N Michigan Ave Room 1071, Plant City, FL 33563 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated August 14, 2025  
Victor D. Crist  
Clerk of the Circuit Court  
By: /s/ Galina Zahorsky  
Deputy Clerk

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

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

Case No.: 25-DR-11165  
Division: FP

STEPHANIE D ADAMS  
Petitioner,

and

PRISCILLA M LOVETTE  
Respondent.

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on STEPHANIE D ADAMS, whose address is 6211 Olivedale Drive, Riverview, FL 33578, on or before 9/25/25, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated August 20, 2025  
Victor D. Crist  
Clerk of the Circuit Court  
By: /s/ Illegible  
Deputy Clerk

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

MANATEE COUNTY

NOTICE OF SWFWMD  
INDIVIDUAL ERP APPLICATION

Per Rule 62-330, F.A.C., Section 373.4141 and 120.60, F.S. Notice is hereby given that the Southwest Florida Water

MANATEE COUNTY

Management District has received Environmental Resource permit application number 918952 from Tallevast and Hwy 301 LLC , 550 E. Washington Street, Indianapolis, IN 46204. Application received: May 27, 2025. Proposed activity: Residential Project Name: Tallevast – Multi-Family. Project size: 10.8 acres. Location: Section(s) 32, Township 35 South, Range 18 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watermatters.org/permits/](http://www.watermatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watermatters.org](http://www.watermatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

9/12/25LG 1T

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

Case No.: 412023CC003548CCAXMA  
Division: 1

REAL TIME RESOLUTIONS, INC.,  
Plaintiff,

-vs-

CRUZ HERNANDEZ SR. a/k/a CRUZ HERNANDEZ AND UNKNOWN SPOUSE OF CRUZ HERNANDEZ SR. a/k/a CRUZ HERNANDEZ; if living, and all unknown parties claiming by, through, under or against the above named Defendant 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 above-named Defendant; MIDFLORIDA CREDIT UNION; STATE OF FLORIDA; UNKNOWN TENANT #1; and UNKNOWN TENANT #2 Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Manatee County, Florida, Angelina "Angel" Colonnoso, the Clerk of the Circuit Court, will sell the property situate in Manatee County, Florida, described as:

Lot three (3), REPLAT OF BLOCK C, BRADEN MANOR SUBDIVISION, according to the plat thereof as recorded in Plat Book 13, Page 57 of the Public Records of Manatee County, Florida.

at public sale, to the highest and best bidder, for cash, in an online sale at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) beginning at 11:00 a.m. on October 30, 2025.

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

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

If you are a person with a disability who needs 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.

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or [www.gulfcoastlegal.org](http://www.gulfcoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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 3rd day of September, 2025

VICTOR H. VESCHIO, Esquire  
For the Court

By: /s/ Victor H. Veschio, Esquire

Gibbons Neuman  
3321 Henderson Blvd, Tampa, FL 33609

9/12-9/19/25LG 2T

IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR CARRINGTON MORTGAGE  
LOAN TRUST SERIES 2005-NC5  
ASSET-BACKED PASS-THROUGH  
CERTIFICATES,  
Plaintiff,  
Case No: 2024 CA 001169

vs.  
LEON ALEZI; et al.,  
Defendants.

NOTICE OF ACTION

TO:  
LILLIANE DEMONSTENE A/K/A  
LILLIANE GIBSON  
4940 47th AVE W, APT 1605  
BRADENTON, FL 34210  
LAST KNOWN ADDRESS STATED,  
CURRENT RESIDENCE UNKNOWN  
and any unknown heirs, devisees,

MANATEE COUNTY

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 2, BLOCK D, UNIT 2, BRADENTON EAST, AS RECORDED IN PLAT BOOK 13, PAGE 23, OF 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 J. Bennett Kitterman, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of the said Court on the 29th day of August, 2025.

CLERK OF THE CIRCUIT COURT  
By: /s/  
Deputy Clerk  
(COURT SEAL)

In an for Manatee County: If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://www.legalaidofmanasota.org) or Gulfcoast Legal Services at (941) 746-6151 or [www.gulfcoastlegal.org](http://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 (list in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-1011 or [www.floridabar.org/public/lrs/](http://www.floridabar.org/public/lrs/). IF YOU ARE A PERSON WITH DISABILITY WHO NEEDS ANY ACCOMODATION 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, PO BOX 2500, 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.

11080-1019523

IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT, IN AND  
FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2025CA000556AX  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF,

VS.  
JAMES W. MCKINNEY II, ET AL.,  
DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 26th day of August, 2025, and entered in Case No. 2025CA000556AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JAMES W. MCKINNEY II; UNKNOWN SPOUSE OF JAMES W. MCKINNEY II; LEXINGTON TOWNHOMES NEIGHBORHOOD ASSOCIATION, INC.; and LEXINGTON HOMEOWNERS' ASSOCIATION, INC are defendants. Angelina Colonnoso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) at 11:00 A.M. on the 30th day of September, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 335, Lexington Phase IV, a subdivision, according to the plat thereof, recorded at Plat Book 45, Pages 12 through 13, in the public records of Manatee County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 4th day of September, 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  
11080-1019656

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 GOAD  
RAINES (DECEASED), ET AL.  
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to

(Continued on next page)



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT													
<div>MANATEE COUNTY</div> <div><p>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 &amp; Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: <a href="mailto:eservice@tmppllc.com">eservice@tmppllc.com</a> 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> <div>NOTICE OF ACTION Manatee County</div> <div>BEFORE THE BOARD OF NURSING</div> <div>IN RE: The license to practice as a Certified Nursing Assistant</div> <div>Erica N. McNair, C.N.A. 703 30th Street East Palmetto, FL 34221</div> <div>CASE NO.: 2024-47526 LICENSE NO.: 191969</div> <div><p>The Department of Health has filed an Administrative Complaint against your license to practice as a Certified Nursing Assistant, a copy of which may be obtained by contacting Michael Morris, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9868.</p><p>If no contact has been made by you concerning the above by October 24, 2025, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.</p><p>In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.</p><p>9/12-10/3/25LG 4T</p></div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 412025CP001839CPAXMA</div> <div>IN RE: ESTATE OF SHARON ANN TAVERNE Deceased.</div> <div>NOTICE TO CREDITORS</div> <div><p>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.</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 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 September 5, 2025.</p><p>Personal Representative: KIMBERLY ANN SWIFT 2465 46th Ave Dr West, Apt 102 Bradenton, FL 34207</p></div>	<div>MANATEE COUNTY</div> <div><p>Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 <a href="mailto:DBA@GendersAlvarez.com">DBA@GendersAlvarez.com</a> Anthony F. Diecidue, Esq. - FBN: 146528 <a href="mailto:AFD@GendersAlvarez.com">AFD@GendersAlvarez.com</a> Whitney C. Miranda, Esq. - FBN: 65928 <a href="mailto:WCM@GendersAlvarez.com">WCM@GendersAlvarez.com</a> GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: <a href="mailto:GADeservice@GendersAlvarez.com">GADeservice@GendersAlvarez.com</a></p><p>9/5-9/12/25LG 2T</p></div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA PROBATE DIVISION</div> <div>File Number: 2025CP001880</div> <div>IN RE: ESTATE OF Betty McNab-Boyle Deceased.</div> <div>NOTICE TO CREDITORS</div> <div><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 &amp; Roback 3908 26th St W Bradenton, FL 34205 (941) 758-8888 <a href="mailto:mhf@feldmanroback.com">mhf@feldmanroback.com</a></p><p>9/5-9/12/25LG 2T</p></div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION</div> <div>Case No. 2025-CA-001281</div> <div>THE BANK OF TAMPA, a Florida banking corporation, Plaintiff, v.</div> <div>CHRISTDALE, LLC, a Florida limited liability company; AMY R. WHITT, if liv- ing, and all unknown parties claiming by, through, under or against Amy R. Whitt who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against Amy R. Whitt; THE UNKNOWN SPOUSE OF AMY R. WHITT, if living, and all unknown parties claiming by, through, under or against The Unknown Spouse of Amy R. Whitt who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against The Unknown Spouse of Amy R. Whitt; TENANT #1 and TENANT #2, being unknown parties in possession, Defendants.</div> <div>NOTICE OF ACTION – MORTGAGE FORECLOSURE</div> <div>TO: CHRISTDALE, LLC, a Florida limited liability company; AMY R. WHITT; The Unknown Heirs, Devisees, Grantees, 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</div> <div>YOU ARE HEREBY NOTIFIED that an action for damages under a note and com- mercial guaranty and to foreclose a mort- gage on the following property in MANA- TEE County, Florida:</div>	<div>MANATEE COUNTY</div> <div><p>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.</p><p>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 Bou-levard, 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 there- after; otherwise a default will be entered against you for the relief demanded in the Complaint.</p><p>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFOR- MATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p><p>If you are a person with a disability who needs any accommodation in order to partici- pate in this proceeding, you are entitled, at no cost to you, to the provision of cer- tain assistance. Please contact the Mana- tee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, 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 seven (7) days; if you are hearing or voice impaired, call 711.</p><p>In and for Manatee County: If you can- not afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or <a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a>, or Legal Aid of Manasota at (941) 747-1628 or <a href="http://www.legalaidofmanasota.org">www.legalaidofmanasota.org</a>. If you do not qualify for free legal assistance or do not know an attorney, you may email an at- torney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p><p>DATED this 19th day of August, 2025.</p><p>Angelina "Angel" Colonnese Clerk of Circuit Court By: /s/ Kris Gaffney Deputy Clerk</p><p>8/22-9/12/25 4T</p></div> <div>OSCEOLA COUNTY</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 2025 CA 000740 MF</div> <div>FREEDOM MORTGAGE CORPORATION PLAINTIFF,</div> <div>VS.</div> <div>ANTHONY LUIS COTTO AND JESSICA MARIA GUZMAN, ET AL., DEFENDANT(S).</div> <div>NOTICE OF ACTION</div> <div>TO: Jessica Maria Guzman</div> <div>Last Known Address: 1550 Oak Reserve Drive, Kissimmee, FL 34744</div> <div>Current Residence: UNKNOWN</div> <div>TO: Jessica Maria Guzman</div> <div>Last Known Address: 259 Hawthorne Groves Blvd Apt 104, Orlando, FL 32835</div> <div>Current Residence: UNKNOWN</div> <div>TO: Jessica Maria Guzman</div> <div>Last Known Address: 2140 Fairmont Cir, Orlando, FL 32837</div> <div>Current Residence: UNKNOWN</div> <div>TO: Unknown tenant in possession of the subject property</div> <div>Last Known Address: 1550 Oak Reserve Drive, Kissimmee, FL 34744</div> <div>Current Residence: UNKNOWN</div> <div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</div> <div>Lot 202, KINDRED PHASE 2C AND 2D, according to the plat as recorded in Plat Book 30, Pages 74 through 80, of the Public Records of Osceola County, Florida.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE &amp; SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 21st October, 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. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.</div> <div>WITNESS my hand and the seal of this Court this 2nd day of September, 2025.</div> <div>KELVIN SOTO</div> <div>As Clerk of Court</div> <div>By: Kelvin Soto, Esq.</div> <div>Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1019783</div> <div>AMENDED NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE</div> <div>RE: TIMESCAPE RESORTS, LLC</div> <div>OSCEOLA County, Florida</div> <div>Non-Judicial Timeshare foreclosure process</div> <div>NOTICE IS HEREBY GIVEN that, pursu- ant to an action for non-judicial foreclosure of those certain purchase money mort- gages on timeshare interests described below as recorded in the Official Records of Osceola County, Florida, as set forth</div>	<div>OSCEOLA COUNTY</div> <div><p>herein, I will sell, to the highest and best bidder for cash, at <b>Calyppo Cay Vacation Villas Manager's Office, 3000 Bonfire Beach Drive, Kissimmee, FL 34746 on Tuesday, the 30th day of September, 2025, at 12:30 p.m.</b>, the following de-scribed real property located in Osceola County, Florida, to-wit:</p><p>Undivided tenant in common fee simple interests in Phases (as set forth below) in CALYPSO CAY VACATION VILLAS, A TIMESHARE PLAN together with all appurtenances thereto, according and subject to the Declaration of Covenants, Conditions and Restrictions for CALYPSO CAY VACATION VILLAS, A TIMESHARE PLAN, as recorded in Official Records Book 2023, Page 342, of the Public Re-cords of Osceola County, Florida and all amendments and exhibits thereto.</p><table><tr><th>Undivided tenant in common Fee simple fractional interest:</th><th>PHASE Number:</th></tr><tr><td>34/11440</td><td>PHASE 1</td></tr><tr><td>14/13520</td><td>PHASE 2</td></tr><tr><td>10/9568</td><td>PHASE 5</td></tr><tr><td>12/9568</td><td>PHASE 6</td></tr><tr><td>14/9568</td><td>PHASE 7</td></tr></table><p>TO: Owner(s) Last Known Address Undivided tenant in common fee sim-ple interest Official Records Book and Page of Mortgage Amount due and per diem amount:</p><p>Valerie T Goolsby 295 Cottle Road Ty Ty, GA 31795 4/11440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at Official Records Book 4768, Page 1761, Public Records, Osceola County, Florida \$1,844.71 with a per diem amount of \$0.91 from March 5, 2024</p><p>Colin G Webber 22 Caloola Road Unit 6 Tution Hill, NSW 021455 Australia 4/11440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at Official Records Book 4689, Page 139, Public Records, Osceola County, Florida \$949.26 with a per diem amount of \$0.47 from April 14, 2024</p><p>Tomas Edwin Leon Reyes Calle Mireya J-37 Toa Baja, PR 00949 4/11440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at Official Records Book 4846, Page 2497, Public Records, Osceola County, Florida \$3,198.75 with a per diem amount of \$1.58 from April 30, 2024</p><p>Silvia Elena Lacretta Martinez and Maria Leticia Fernandez Bauzan S/N C/Juan Zorilla De San Martin Canelones 90000 Uruguay 4/13520 undivided tenant in common fee simple interest in Phase 2 Mortgage recorded at Official Records Book 4943, Page 1607, Public Records, Osceola County, Florida \$4,146.25 with a per diem amount of \$2.04 from May 15, 2024</p><p>Minor Barboza Esquivel and Xinia Maria Sancho Sanchez Avenida 8 Calle 23-25 San Jose, 10104 Costa Rica 6/9568 undivided tenant in common fee simple interest in Phase 6 Mortgage recorded at Official Records Book 4576, Page 616, Public Records, Osceola County, Florida \$254.43 with a per diem amount of \$0.13 from June 5, 2024</p><p>Jacqueline I Boisvert and Peter T Boisvert 103 Vineyard Street Woonsocket, RI 02895 8/9568 undivided tenant in common fee simple interest in Phase 5 Mortgage recorded at Official Records Book 5040, Page 1725, Public Records, Osceola County, Florida \$2,396.91 with a per diem amount of \$1.18 from August 5, 2024</p><p>Luis A Barahona 2939 Wetherburn Court Woodbridge, VA 22191 2/9568 undivided tenant in common fee simple interest in Phase 5 Mortgage recorded at Official Records Book 4874, Page 1920, Public Records, Osceola County, Florida \$550.47 with a per diem amount of \$0.27 from September 19, 2024</p><p>Tanya R McKee 3576 Walden Road Gadsden, AL 35904 10/11440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at Official Records Book 4986, Page 2567, Public Records, Osceola County, Florida \$8,622.47 with a per diem amount of \$4.25 from October 11, 2024</p><p>Rebekah B Carrasco 29 Summer Street Southbridge, MA 01550 2/9568 undivided tenant in common fee simple interest in Phase 7 Mortgage recorded at Official Records Book 5461, Page 969, Public Records, Osceola County, Florida \$5,798.08 with a per diem amount of \$2.86 from October 31, 2024</p><p>Julio M Pagan Martis and Sharon Perez Perez Calle 437 BLQ 168 A16 Villa Carolina, PR 00985 6/9568 undivided tenant in common fee simple interest in Phase 7 Mortgage recorded at Official Records Book 5008, Page 988, Public Records, Osceola County, Florida \$4,346.23 with a per diem amount of \$2.14 from December 10, 2024</p><p>Robert W Jordan and Roxanne J Jordan 3408 Bill Owens Parkway Longview, TX 75605 8/11440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at Official Records Book 4836, Page 2362, Public Records, Osceola County, Florida \$1,300.98 with a per diem amount of</p></div>	Undivided tenant in common Fee simple fractional interest:	PHASE Number:	34/11440	PHASE 1	14/13520	PHASE 2	10/9568	PHASE 5	12/9568	PHASE 6	14/9568	PHASE 7	<div>OSCEOLA COUNTY</div> <div><p>\$0.64 from January 7, 2025</p><p>Nora J Rivera Yelland 13369 Hungerford Place Herndon, VA 20170 4/11440 undivided tenant in common fee simple interest in Phase 1 Mortgage recorded at Official Records Book 4822, Page 1573, Public Records, Osceola County, Florida \$3,374.90 with a per diem amount of \$1.66 from January 4, 2024</p><p>Arnold B Meregillano and Virginia R Meregillano 255 Nordic Road, Apt 1E Bloomington, IL 60108 6/9568 undivided tenant in common fee simple interest in Phase 6 Mortgage recorded at Official Records Book 5704, Page 314, Public Records, Osceola County, Florida \$5,121.07 with a per diem amount of \$2.53 from January 16, 2024</p><p>Maria Leyla S Reyes Madero 921 Flower Fields Lane Orlando, FL 32824 10/13520 undivided tenant in common fee simple interest in Phase 2 Mortgage recorded at Official Records Book 5243, Page 2081, Public Records, Osceola County, Florida \$4,133.58 with a per diem amount of \$2.04 from December 29, 2023</p><p>The mortgage lien created by each of the mortgages referenced herein was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said mort-gage lien are as set forth above.</p><p>You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the un-designated Trustee at the address set forth below.</p><p>THIS NOTICE OF PUBLIC AUCTION/ SALE is dated this 29th day of AUGUST, 2025.</p><p>THOMAS L AVRUTIS THOMAS L AVRUTIS, AS TRUSTEE FOR TIMESCAPE RESORTS, LLC 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 Telephone (941) 955-7715 Facsimile (941) 953-7625 Email: <a href="mailto:tom@hodesavrutis.com">tom@hodesavrutis.com</a></p><p>9/12-9/19/25LG 2T</p></div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL ACTION</div> <div>CASE NO.: 49-2022-CA-000776</div> <div>U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. JUAN MORALES, et al, Defendant(s).</div> <div>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45</div> <div>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 Cir-cuit in and for Osceola County, Florida in which U.S. Bank National Association, is the Plaintiff and Juan Morales, Florida Housing Finance Corporation, Associa-tion Of Poinciana Villages, Inc., Poinciana Village Five Association, Inc., Unknown Party#1 N/K/A Odette Rodriguez, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor.) Kissim-mee, 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:</div> <div>LOT 17, BLOCK 2114, POINCIANA NEIGHBORHOOD I, VILLAGE 5, ACCORDING TO THE PLAT THERE- OF, RECORDED IN PLAT BOOK 3, PAGE(S) 144 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div> <div>A/K/A 819 CABARET COURT KIS- SIMMEE FL 34759</div> <div><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 partici-pate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Adminis-tration 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.</p><p>Dated this 1st day of September, 2025.</p><p>By: /s/ Justin Ritchie Justin Ritchie, Esq. Florida Bar #106621</p><p>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: <a href="mailto:servealaw@albertellilaw.com">servealaw@albertellilaw.com</a> CT - 22-001126</p><p>9/5-9/12/25LG 2T</p></div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL ACTION</div> <div>CASE NO.: 49-2022-CA-000842</div> <div>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).</div> <div>NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 (Continued on next page)</div>
Undivided tenant in common Fee simple fractional interest:	PHASE Number:															
34/11440	PHASE 1															
14/13520	PHASE 2															
10/9568	PHASE 5															
12/9568	PHASE 6															
14/9568	PHASE 7															



OSCEOLA COUNTY

**NOTICE IS HEREBY GIVEN** Pursuant to an Order Rescheduling Foreclosure Sale dated August 13, 2025, and entered in Case No. 49-2022-CA-000842 of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Susana Cuervo-Thornton aka Susan Cuervo Thornton, deceased, Andres Cuervo, Martha Berrios, Rosa M. Alvarez, Florida Housing Finance Corporation, Aqua Finance, Inc., Unknown Party #1 N/K/A Orlando Soliz, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on September 30, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

**LOT 19, BLOCK C, EUREKA, 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.**  
**A/K/A 763 ROLFE STREET KISSIMMEE FL 34741**

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

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

Dated this 1st day of September, 2025.  
By: /s/ Justin Ritchie  
Florida Bar #106621  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
CT - 22-000585

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

**IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA**  
CIVIL ACTION

CASE NO.: 2023 CA 004029 MF

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff,

vs.

RICARDO AGOSTINHO, et al,  
Defendant(s).

**NOTICE OF SALE PURSUANT TO CHAPTER 45**

**NOTICE IS HEREBY GIVEN** Pursuant to a Final Judgment of Foreclosure dated July 30, 2025, and entered in Case No. 2023 CA 004029 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which U.S. Bank Trust National Association not in its Individual Capacity but 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:

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

**A/K/A 209 NORFOLK PLACE KISSIMMEE FL 34747**

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

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

Dated this 6th day of August, 2025.  
By: /s/ Silver Jade Bohn  
Florida Bar #95948  
Silver Jade Bohn, Esq.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
Eservice: servealaw@albertellilaw.com  
IN/22-010360

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

**IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA**

Case No.: 2024 CC 004370 CL

Eagle Bay of Osceola County Homeowners Association, Inc., Plaintiff,

vs.

Jean Carlos Calderon Rodriguez; et al.  
Defendant(s).

**NOTICE OF FORECLOSURE SALE**

OSCEOLA COUNTY

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated 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:

Property Description:

LOT 353, OF EAGLE BAY PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 13 THROUGH 15, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 2508 Tanner Terr., Kissimmee, FL 34743

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 2nd day of September, 2025  
DHN ATTORNEYS, P.A.  
448 South Alafaya Trail, Unit 8  
Orlando, FL 32828  
Telephone: (407) 269-5346  
Facsimile: (407) 650-2765  
Attorney for Association  
By: /s/ Don H. Nguyen  
Don H. Nguyen, Esquire  
Florida Bar No. 51304  
don@dhnattorneys.com

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

**NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY**

To: JEAN L. NIN PRESBOT

Case No.: CD202502784/D 3201773/3403498

An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

PASCO COUNTY

**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:

**SMOOSH LOVE**

Owner: Aisling Collective LLC  
33216 Whisper Pointe  
Wesley Chapel, FL 33545

9/12/25LG 1T

**IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA**

CIVIL DIVISION

CASE NO.: 24-CC-003354

WATERGRASS PROPERTY OWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

RAYMOND L. JAMES AND ALMA Y. JAMES, HUSBAND AND WIFE,  
Defendant(s).

**NOTICE OF SALE**

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-003354, that resulted from the Final Hearing on or about September 02, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-003354 on about September 03, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Nikki Alvarez-Sowles, Esq., the Clerk of the Court will sell the property situated in PASCO County, Florida described as:

Lot 10, of Block 59, WATERGRASS PARCEL H-1, according to the Plat thereof as recorded in Plat Book 80, Page 1, of the Public Records of Pasco County, Florida.

and commonly known as: 7177 Talamore Dr, Wesley Chapel, FL 33545; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **PASCO County public auction website at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com), on October 07, 2025 at 11:00 AM.** Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

If you are a person with a disability who

PASCO COUNTY

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 public information dept., Pasco County government center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (v) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (v) for proceedings in Dade City, at least 7 days before your scheduled court event, or immediately upon receiving this notification if the time before the scheduled event is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this September 09, 2025  
/s/ J. Clarke Brannon  
Nathan A. Frazier, Esq., for the firm  
J. Clarke Brannon, Esq., for the firm  
*Attorney for Plaintiff*  
Frazier & Bowles, Attorneys at Law  
45364.258

9/12-9/19/25LG 2T

**IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA**  
CIVIL DIVISION

CASE NO.: 51-2024-CC-006623-CC-AX-ES

SUNCOAST MEADOWS MASTER ASSOCIATION, INC.,  
Plaintiff,  
vs.

LAMARA MILLS n/k/a  
LAMARA TERESE STONE,  
Defendant.

**NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 4, 2025 by the County Court of Pasco County, Florida, the property described as:

Lot 4, Block 10, SUNCOAST MEADOWS - INCREMENT TWO, according to the plat thereof, as recorded in Plat Book 55, page 129, of the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 3153 Clover Blossom Circle, Land O'Lakes, FL 34638.

will be sold by the Pasco County Clerk at public sale on October 15, 2025 at 11:00 A.M., electronically online at <http://www.pasco.realforeclose.com>.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

9/12-9/19/25LG 2T

**IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA**  
PROBATE DIVISION

File No. 2024-CP-001505

IN RE: ESTATE OF  
MICHAEL FERRIS FITCH,  
Deceased.

**NOTICE TO CREDITORS**

The administration of the Estate of Michael Ferris Fitch, deceased, whose date of death was June 16, 2024, 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, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL 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 12, 2025.

Personal Representative:  
/s/ William Fitch  
William Fitch  
8206 Underwood Arbor Place  
Cary, NC 27518

Attorney for Personal Representative:  
/s/ Marley Dodd, Esq.

PASCO COUNTY

Marley Dodd, Esq.  
Fla. Bar No.: 1058457  
ZOECKLEIN LAW, P.A.  
150 E. Bloomingdale Avenue  
Brandon, FL 33511  
[marley@zoeckleinlawpa.com](mailto:marley@zoeckleinlawpa.com)  
[brice@zoeckleinlawpa.com](mailto:brice@zoeckleinlawpa.com)  
[eservice4@zoeckleinlawpa.com](mailto:eservice4@zoeckleinlawpa.com)  
Tel: (813) 501-5071  
Fax: (813) 925-4310

9/12-9/19/25LG 2T

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

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

**FINANCE 101**

Owner: ADE Collective LLC  
4931 Pointe O Woods Dr  
Wesley Chapel, FL 33543

9/12/25LG 1T

**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://depdems.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&\[freeText=\]&\[folderName=\]&\[profile=Permittin e\\_authorization\]&\[creator=\]&\[entityType=any\]&\[createdDateTo=\]&\[catalog=23\]&\[searchBy=Profile\]&\[sortBy=Document +Date\]&\[createdDate=\]&\[County=EQ\\_PASCO\]&\[District=EQ\\_SWD\]&\[FacilitySite+ID=EQ\\_ERP\\_450955\]](https://depdems.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&[freeText=]&[folderName=]&[profile=Permittin e_authorization]&[creator=]&[entityType=any]&[createdDateTo=]&[catalog=23]&[searchBy=Profile]&[sortBy=Document +Date]&[createdDate=]&[County=EQ_PASCO]&[District=EQ_SWD]&[FacilitySite+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](mailto: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 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](mailto: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 Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at [agency\\_clerk@dep.state.fl.us](mailto: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.

PASCO COUNTY

9/12/25LG 1T

**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 2025CP001089CPAXWS

IN RE: ESTATE OF  
SELENIA MARIE MEDINA-WATTS  
Deceased

**NOTICE TO CREDITORS**

The administration of the estate of SELENIA MARIE MEDINA-WATTS, deceased, whose date of death was November 27, 2024; File Number 2025CP-001089CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 12, 2025.

Personal Representative:  
GIA MARIE MEDINA  
5686 Tranquility Oaks Drive, Unit 104  
Tampa, FL 33624

Personal Representative's Attorneys:  
Derek B. Alvarez, Esq. - FBN: 114278  
[DBA@GendersAlvarez.com](mailto:DBA@GendersAlvarez.com)  
Anthony F. Diecidue, Esq. - FBN: 146528  
[AfD@GendersAlvarez.com](mailto:AfD@GendersAlvarez.com)  
Whitney C. Miranda, Esq. - FBN: 65928  
[WCM@GendersAlvarez.com](mailto: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](mailto:GADeservice@GendersAlvarez.com)

9/12-9/19/25LG 2T

**IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA.**

CASE No. 2024CA001841CAAXES  
PENNYMAC LOAN SERVICES, LLC,  
PLAINTIFF,  
VS.  
SHEILA BELL, ET AL.  
DEFENDANT(S).

**NOTICE OF FORECLOSURE SALE**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 2, 2025 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on October 14, 2025, at 11:00 AM, at [www.pasco.realforeclose.com](http://www.pasco.realforeclose.com) for the following described property: LOT 193, OF ANGELINE PHASES 1A, 1B, 1C, AND 1D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 72, OF THE PUBLIC RECORDS OF PASCO 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.  
Business Observer  
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](mailto:eservice@tmppllc.com)  
By: /s/ Timothy J. Landers  
Timothy J. Landers  
FBN 127154

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.  
11080-1019603



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>2nd day of September, 2025, and entered in Case No. 2025CA000900CAAXES, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and PAUL HYMES; and LAKESHORE RANCH COMMUNITY ASSOCIATION 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 29th day of September, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 147, LAKESHORE RANCH PHASE 1, according to the Plat recorded in Plat Book 62, Pages 1 through 30, as Recorded in 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 3rd day of September, 2025. By: ___/s/Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019599</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No. 24-CA-000509 JAMES HERRITT, an individual, Plaintiff, v. ALEXANDER TRUCKING, INC., a Florida corporation, JOE G. ALEXANDER, SR., an individual, and ROBERT ALEXANDER, an individual, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure," entered in Case No. 2024-000509 on August 6, 2024, in the Sixth Judicial Circuit Court, in and for Pasco County, Florida, wherein James Herritt, Plaintiff, and Alexander Trucking, Inc., Joe G. Alexander, Sr., and Robert Alexander, collectively, the Defendants, will sell to the highest and best bidder for cash, the real property situated in Pasco County, Florida, described below online at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> at 11:00 A.M. on the 6th day of October 2025 as set forth in said Final Judgment, to wit: That part of the West 324.00 feet of the South 1/4 of the NE 1/4 of the NW 1/4 of Section 12, Township 25 South, Range 21 East, Pasco County, Florida, lying North of Clinton Avenue; LESS AND EXCEPT the South 165.00 of the West 264.00 feet thereof. Property Address: 39315 Clinton Avenue, Dade City, Florida 33525 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs 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. Dated this 3rd day of September, 2025. /s/ C. Paige Andringa FRANK A. LAFALCE, ESQUIRE Florida Bar No. 0980609 flafalce@anthonyandpartners.com CATHERINE PAIGE ANDRINGA Florida Bar No. 1028374 cpandringa@anthonyandpartners.com Anthony &amp; Partners, LLC 100 S. Ashley Drive, Suite 1600 Tampa, Florida 33602 Telephone: 813/273-5616 Telecopier: 813/221-4113 Attorneys for Lender 9/12-9/19/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-003364 LONLEAF NEIGHBORHOOD ASSOCIATION, INC., Plaintiff, vs. KELLY PHOTOS, Defendant.</div>	<div>PASCO COUNTY</div> <div>NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 3, 2025 by the County Court, Pasco County, Florida, the property described as: LOT 1, BLOCK 6, LONGLEAF PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 37, PAGE 140, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. and more commonly known as 3152 Town Avenue, New Port Richey, FL 34655 to be sold to the highest and best bidder for cash by the Pasco County Clerk of Court via public online auction at <a href="http://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, on <b>October 15, 2025</b>, at 11:00 A.M. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ Katherine Martinez, Esq. Florida Bar No.: 70879 <a href="mailto:kmartinez@bushross.com">kmartinez@bushross.com</a> BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 9/12-9/19/25LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001361CPAXWS IN RE: ESTATE OF CHARLTON MARTIN WILLIAMS Deceased NOTICE TO CREDITORS The administration of the estate of CHARLTON MARTIN WILLIAMS, deceased, whose date of death was February 28, 2024; File Number 2025CP-001361CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS 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: JESSICA XAVIER WILLIAMS 12409 Sourwood Way New Port Richey, FL 34654 Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 <a href="mailto:DBA@GendersAlvarez.com">DBA@GendersAlvarez.com</a> Anthony F. Diecidue, Esq. - FBN: 146528 <a href="mailto:AFD@GendersAlvarez.com">AFD@GendersAlvarez.com</a> Whitney C. Miranda, Esq. - FBN: 65928 <a href="mailto:WCM@GendersAlvarez.com">WCM@GendersAlvarez.com</a> GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: <a href="mailto:GADeservice@GendersAlvarez.com">GADeservice@GendersAlvarez.com</a> 9/5-9/12/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC003189CCAXES GRAND OAKS MASTER ASSOCIATION, INC., Plaintiff, vs. JAMES R. MELVIN and ROSE MELVIN, Defendant. NOTICE OF ACTION TO: JAMES R. MELVIN 5110 Balsam Drive Land O' Lakes, FL 34639 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida: Lot 7, Block 4, GRAND OAKS PHASE 2, UNITS 1 AND 2, according to the Plat thereof, recorded in Plat Book 40, pages 1 through 6 inclusive, of the Public Records of Pasco County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the</div>	<div>PASCO COUNTY</div> <div>original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 10/6/2025. This notice shall be published once each week for two consecutive weeks in La Gaceta. ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court on September 2, 2025. By: s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff 9/5-9/12/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC004599CCAXES GRAND OAKS MASTER ASSOCIATION, INC., Plaintiff, vs. SHARON DENISE BROWN, Defendant. NOTICE OF ACTION TO: SHARON DENISE BROWN 25627 Frith Street Land O' Lakes, FL 34639 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida: Lot 15, Block 10, GRAND OAKS, PHASE 2, UNIT NO. 9, according to the plat thereof, as recorded in Plat Book 42, Page 119, of the Public Records of Pasco County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, 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. This notice shall be published once each week for two consecutive weeks in La Gaceta. ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court on September 2, 2025. By: s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff 9/5-9/12/25LG 2T ----- IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025CP001247CPAXES IN RE: ESTATE OF JAMES LOUIS MANDEVILLE, Deceased. NOTICE TO CREDITORS The administration of the estate of JAMES LOUIS MANDEVILLE, deceased; 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div>	<div>PASCO COUNTY</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. 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 –a 732.228, applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211. See Fla. Stat. § 733.2121(1). The date of first publication of this notice is September 5, 2025. Personal Representative: CODY MCCANN 31 Sylvester St. Springfield, MA 01109 Personal Representative's Attorney: /s/ Silvia A. Brett Silvia A. Brett, Esq. Florida Bar No: 123736 Brett Legal, PLLC 360 Central Ave., Suite 800 St. Petersburg, FL 33701 Direct: (727) 308-1361 Email: sbrett@brettlegal.com 9/5-9/12/25LG 2T ----- IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-001288 IN RE: ESTATE OF JAMES E. CHRISTENSEN, Deceased. NOTICE TO CREDITORS The administration of the Estate of James E. Christensen, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, FL 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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: /s/ Jami K. Childs Jami K. Childs 13380 Carter Road Painesville, OH 44077 Attorney for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 <a href="mailto:marley@zoeckleinlawpa.com">marley@zoeckleinlawpa.com</a> <a href="mailto:eservice4@zoeckleinlawpa.com">eservice4@zoeckleinlawpa.com</a> Telephone: (813) 501-5071 Fax: (813) 925-4310 9/5-9/12/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No: 2025-CP-001156 IN RE: ESTATE OF ANNA WABISZCZEWICZ Deceased. NOTICE TO CREDITORS The administration of the estate of Anna Wabiszczewicz, deceased, whose date of death was February 9, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth 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,</div>	<div>PASCO COUNTY</div> <div>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 J. Wabiszczewicz a/k/a Piotr Wabiszczewicz 4210 Grove Avenue Brookfield, Illinois 60513 Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, Florida 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 <a href="mailto:paul@messinallawgroup.com">paul@messinallawgroup.com</a> <a href="mailto:service@messinallawgroup.com">service@messinallawgroup.com</a> 9/5-9/12/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No: 2025-CP-000872 IN RE: ESTATE OF SARAH ROSE CARMELITANO A/K/A SARAH R. CARMELITANO, Deceased. NOTICE TO CREDITORS (Subsequent Summary Administration) TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Subsequent Summary Administration has been entered in the estate of Sarah Rose Carmelitano a/k/a Sarah R. Carmelitano, deceased, File Number 2025-CP-000872, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654; that the decedent's date of death was January 19, 2025; that the total value of the estate is \$12,618.43 and that the names and addresses of those to whom it has been assigned by such order are: Scott J. Carmelitano (Son) 1000 Brickell Plaza, Unit 3706 Miami, FL 33131 Frank Carmelitano (Son) 5536 NE 6th Avenue Fort Lauderdale, FL 33334 Cheryl Carmelitano (Daughter) Calle Antonio Lopez Aguado 1 28029, Madrid, Spain ALL INTERESTED PERSONS ARE NOTIFIED 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 payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is September 5, 2025. Person Giving Notice: Scott J. Carmelitano 1000 Brickell Plaza, Unit 3706 Miami, Florida 33131 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 <a href="mailto:paul@messinallawgroup.com">paul@messinallawgroup.com</a> <a href="mailto:service@messinallawgroup.com">service@messinallawgroup.com</a> 9/5-9/12/25LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number 2025-CP-1149-WS IN RE: ESTATE OF JOHN ALLEN FRANCIS, Deceased NOTICE TO CREDITORS The administration of the estate of JOHN ALLEN FRANCIS, deceased, whose date of death was March 31, 2025, is pending in the circuit court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk. 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. (Continued on next page)</div>



## PASCO COUNTY

## **PASCO COUNTY**

## PINELLAS COUNTY

## **PINELLAS COUNTY**

## PINELLAS COUNTY



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PINELLAS COUNTY

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 4th day of September, 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  
11080-1019635

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 23-007823-CI  
LAKEVIEW LOAN SERVICING LLC PLAINTIFF,  
VS.  
MARGARITA DIMITROVA VALCHEVA ET AL.,  
DEFENDANTS.  
NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)  
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 29th day of August, 2025, and entered in Case No. 23-007823-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Lakeview Loan Servicing LLC is the Plaintiff and MARGARITA DIMITROVA VALCHEVA; DIMITAR P. VALCHEV, and UNKNOWN SPOUSE OF MARGARITA DIMITROVA VALCHEVA are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) at 10:00 A.M. on the 15th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:  
LOT 131, BILTMORE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE(S) 54 THROUGH 55, AS RECORDED IN PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 6th day of September, 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  
11080-1019720

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA.  
CASE No. 23-008044-CI  
BANK OF AMERICA, N.A., PLAINTIFF,  
VS.  
CATHERINE FIELDS A/K/A CATHERINE D. FIELDS, ET AL.  
DEFENDANT(S).

/

NOTICE OF FORECLOSURE SALE  
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 12, 2024 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on October 15, 2025, at 10:00 AM, at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com) for the following described property:  
LOT 13 AND THE EAST 5 FEET OF LOT 12, BLOCK A, TIOGA SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 72 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.  
Tromberg, 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](mailto:eservice@tmppllc.com)  
Bidder Number: 20286  
By:       /s/ Timothy J. Landers  
Timothy J. Landers  
FBN 127154  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500 Clearwater, FL 33756, at least 7 days before your scheduled court appearance, or immediately upon receiving this

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PINELLAS COUNTY

notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. 11080-1019721

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
CASE #: 25-005998-ES

IN RE: ESTATE OF ELIZABETH LOVELACE, Deceased.

NOTICE TO CREDITORS

The administration of the estate of ELIZABETH LOVELACE, deceased, whose date of death was March 15, 2025; is pending in the Circuit Court for PINELAS County, Florida, Probate Division; File Number 25-005998-ES; the address of which is 14250 49th St. N., Clearwater, FL 33762. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 12, 2025.

Personal Representative:  
Gregory A. Kaiser, Esq.  
6751 Professional Parkway, Suite 104  
Sarasota, Florida 34240

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

9/12-9/19/25LG 2T

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IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-007794-ES  
Section 3

IN RE: ESTATE OF THOMAS CHARLES GLEW Deceased.

NOTICE TO CREDITORS

The administration of the estate of THOMAS CHARLES GLEW, deceased, whose date of death was July 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 12, 2025.

Personal Representative:  
MARYANN GLEW  
1 Beach Drive, SE, Unit 2205  
St. Petersburg, Florida 33701

Attorney for Personal Representative:  
IAN S. GIOVINCO  
Attorney  
Florida Bar Number: 994588  
611 West Bay Street, Suite 2B  
Tampa, Florida 33606  
Telephone: (813) 505-5477  
E-Mail: [ian@giovincolaw.com](mailto:ian@giovincolaw.com)  
Secondary E-Mail:  
[amy@giovincolaw.com](mailto:amy@giovincolaw.com)

9/12-9/19/25LG 2T

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PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-007503-ES

IN RE: ESTATE OF PATRICIA ANN FUGATE, A/K/A PATRICIA A. FUGATE Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA ANN FUGATE, A/K/A PATRICIA A. FUGATE, deceased, whose date of death was March 19, 2024; File Number 25-007503-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, 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 12, 2025.

Personal Representative:  
KAREN A. PICKER A/K/A KAREN ANN PICKER  
1250 Park Avenue  
Piqua, OH 45356

Personal Representative's Attorneys:  
/s/ Derek B. Alvarez, Esq. - FBN: 114278  
[DBA@GendersAlvarez.com](mailto:DBA@GendersAlvarez.com)  
Anthony F. Diecidue, Esq. - FBN: 146528  
[AFD@GendersAlvarez.com](mailto:AFD@GendersAlvarez.com)  
Whitney C. Miranda, Esq. - FBN: 65928  
[WCM@GendersAlvarez.com](mailto: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](mailto:GADeservice@GendersAlvarez.com)

9/12-9/19/25LG 2T

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IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA,  
SIXTH CIRCUIT, PROBATE DIVISION  
UCN: 522025CP008159XXESPR  
REF#: 25-008159-ES

IN RE: ESTATE OF Martha V. Matula a/k/a Martha Ann Matula a/k/a Martha Ann Vigoren a/k/a Marty Matula a/k/a Marty V. Matula, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Martha V. Matula a/k/a Martha Ann Matula a/k/a Martha Ann Vigoren a/k/a Marty Matula a/k/a Marty V. Matula, deceased, whose date of death was July 25, 2025; UCN: 522025CP008159XXESPR REF#: 25-008159-ES is pending in the Circuit Court for 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file a claim within sixty (60) days after the sale.

Dated September 5, 2025  
/s/ Scott B. Tankel  
Scott B. Tankel, Esq., FBN 118453  
Primary E-Mail:  
[pleadings@tankellawgroup.com](mailto:pleadings@tankellawgroup.com)  
TANKEL LAW GROUP  
1022 Main Street, Suite D  
Dunedin, FL 34698  
(727) 736-1901 Fax (727) 736-2305  
Attorney for Plaintiff

9/12-9/19/25LG 2T

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IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-008541-ES

IN RE: ESTATE OF BRENDAN MICHAEL SMITH Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: ANY AND ALL HEIRS OF THE DECEASED, BRENDAN MICHAEL SMITH

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 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 10/10/2025, 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,

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ant to a Final Judgment of Foreclosure entered in Case No. 24-007908-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein ESTANCIA TOWNES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation is Plaintiff, and THE ESTATE OF BERTHA T. PHILLIPS and UNKNOWN TENANT, are Defendants, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on October 9, 2025, in an online sale at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 30, ESTANCIA TOWNHOMES, according to the map or plat thereof as recorded in Plat Book 93, Pages 13-15, Public Records of Pinellas County, Florida.

Property Address: 2454 Alhambra Street, Clearwater, FL 33761-2602

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

Dated September 5, 2025  
/s/ Scott B. Tankel  
Scott B. Tankel, Esq., FBN 118453  
Primary E-Mail:  
[pleadings@tankellawgroup.com](mailto:pleadings@tankellawgroup.com)  
TANKEL LAW GROUP  
1022 Main Street, Suite D  
Dunedin, FL 34698  
(727) 736-1901 Fax (727) 736-2305  
Attorney for Plaintiff

9/12-9/19/25LG 2T

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IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
Case No. 25-003965-CO

PINE MEADOWS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,  
vs.  
VIRGINIA R. LOWE, a single person; 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. 25-003965-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINE MEADOWS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation is Plaintiff, and VIRGINIA R. LOWE, a single person; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on October 23, 2025, in an online sale at [www.pinellas.realforeclose.com](http://www.pinellas.realforeclose.com), beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

That certain parcel consisting of Unit 2, BUILDING A, as shown on Condominium Plat of PINE MEADOWS CONDOMINIUM, a condominium according to the Condominium Plat Book 48, Page 109, Public Records of Pinellas County, Florida, and being further described in that certain Declaration of Condominium filed March 17, 1981, in Official Records Book 5162, Pages 1118 through 1165, of the Public Records of Pinellas County, Florida; together with such additions and amendments to said Declaration of Condominium plat as from time to time may be made, all as recorded in the Public Records of Pinellas County, Florida; together with the exhibits attached thereto and made a part thereof and together with an undivided share in the common elements appurtenant thereto.

Property Address: 1890 Wolford Road #2, Clearwater, FL 33760-1439

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

Dated September 5, 2025  
/s/ Scott B. Tankel  
Scott B. Tankel, Esq., FBN 118453  
Primary E-Mail:  
[pleadings@tankellawgroup.com](mailto:pleadings@tankellawgroup.com)  
TANKEL LAW GROUP  
1022 Main Street, Suite D  
Dunedin, FL 34698  
(727) 736-1901 Fax (727) 736-2305  
Attorney for Plaintiff

9/12-9/19/25LG 2T

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IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 25-008541-ES

IN RE: ESTATE OF BRENDAN MICHAEL SMITH Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: ANY AND ALL HEIRS OF THE DECEASED, BRENDAN MICHAEL SMITH

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 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 10/10/2025, 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,

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PINELLAS COUNTY

without further notice.  
Signed on 9/5/2025  
Ken Burke  
Clerk of the Circuit Court & Comptroller  
As Clerk of the Court  
By: s/ Alma T.  
As Deputy Clerk  
First Publication on 9/12/2025

9/12-10/3/25LG 4T

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Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on September 25th, 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

10314-10340 US HWY 19 PORT RICHEY, FL 34668	
2134	BRITTANY KIRKSEY \$984.95
2185	TAMMY COX \$369.35
1492	KRISTINE YOUNG \$261.20
1276	DAWN BROWN \$821.40
2180	CASSIDY RYDER \$346.35
1295	MARY LISA MARTIN \$311.60
2408	DAVID ARTHUR \$666.00
1386	CURTIS NEFF \$821.40
2383	TAMMY COX \$523.85
1070	ADAM MENDES \$311.60
2255	JACOB YOUNG \$264.70
1404	BABETTE MARTINEZ \$567.20
1145	ROBIN FORE \$388.80

2180 BELCHER RD S. LARGO, FL 33771

A137	CINDY CROSS \$213.52
B020	ANDRE GORE \$417.10
D132	JASON LISTON \$468.60
D159	RODNER SALGADO \$790.55
B422	TAISHA BROOKS \$121.10
B136	TAIVUS BOLES \$613.55
B144	EDRIEL LEGO-ORTIZ \$613.55
D104	DEWAYNE JACKSON \$987.35
B128	WALTER CAMPBELL \$616.55

6209 US HWY 19 NEW PORT RICHEY FL 34652

D013	STACIE NOHE \$309.80
J42U	DANTE BRADSHAW \$445.20
D016	RODDERICK COOPER \$585.65

4015 PARK BLVD. PINELLAS PARK, FL 33781

D07	MISHELLA JACKSON \$625.55
B112	SEAN WATERS \$755.60
B101	LISA HYMANS \$728.75
B07	TAMMY TUCKER \$544.20
D040	KIMBERLY GOLDBOROUGH \$443.70
D114	LOUIS MURRAY \$474.50
C267	TRACY JOHNSON \$334.70
B114	JAROD MCKINNEY \$755.60
C017	DENISE SINGH \$713.30
B141	JAMES SHANKS \$724.70
C130	TERRI BARNES \$1039.28
C112	JOHN SOVICH \$755.60
D286	RACHEL RIVERA \$553.60

13240 WALSLINGHAM RD. LARGO, FL 33774

C337	DEE BATTLE \$213.80
C043	DEE BATTLE \$785.60
B107	SARAH SEOUDI \$947.60

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

4046	DAVID FELIX \$647.45
M115	CARLA BROWN \$1080.00
3056	LARRY PAUL \$605.15
4017	LASHUN JACKSON \$632.00
M104	BREYANA GOBIN \$530.40
3028	SCOTT DELUCA \$448.00
5030	CHASE THORNTON \$644.45

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

CC293	BRIAN YELVINGTON \$567.20
C275	PAIGE PREDER \$347.60
C419	KELLY LOGAN \$375.90
C499	KELLY POPE \$675.90
C018	IAN CHIRIELEISON \$508.40
B263	GEMMA COX \$431.15
C201	ANTONIO SCHIANO DICOLA \$576.20
C533	STACEY PIRAINO \$404.30
C323	MYESHA WINTERS \$774.80

30750 US 19 N. PALM HARBOR, FL 34684

C150	LENA AUSTELL \$314.10
B113	MARLEEN WICKS \$554.75
B037	DON LANGLEY \$666.95
B041	DAVID KINGSBURY \$1579.70

12420 STARKEY RD. LARGO FL 33773

1009	CHOSE THARPE \$450.70
1201	BEVERLY ANDERSON \$465.70
EA44	SHAWN POPE \$589.70
CB11	JENNIFER SHAFER \$491.80

13564 66TH ST N. LARGO FL 33771

A005	SHERONDA POLLOCK \$527.90
A002	NORMA MILLER \$610.10
1101	CHRISTOPHER PICKENS \$293.50
B003	BILLY BROWN \$692.55

23917 US 19 N. CLEARWATER FL 33765

1119	HARRY BENNETT \$922.00
2226	CHAD REDDING \$503.00
1302	KELLY CORCORA \$574.30
2319	ANYONY AVILES \$704.40
2373	ANDREA TURNER \$400.25
2218	KIMBERLY ALLEN \$407.00
2357	MICHAEL BAILEY \$482.60
2356	DIEGO ORTIZ \$539.30

5200 PARK ST. ST PETERSBURG FL 33709

144	C VINCENT RAVASCHIERE \$1027.40
585	EVA BARNES \$574.20
419	JAMES CZUPRYNA \$755.60
324	MAMIE DIANE GOODRIDGE \$481.55
380	MONICA GRIFFIN \$481.55
288	MARAH JACOBS \$1109.75
400	BRITNEY MALLEN \$348.60
340	KEASHA GRAY \$610.00

9/12-9/19/25LG 2T

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IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 25-002590-CI

THOMAS L. FRANK and CHARLOTTE R. FRANK, as husband and wife, and as Trustees of the FRANK LIVING TRUST, dated October 24, 2023, Plaintiffs,  
vs.  
LOUIS SCAVUZZO, ANIELA GIGANTE, and ALL OTHER UNKNOWN PARTIES, Defendants.

NOTICE OF ACTION

TO: Defendants, 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,

(Continued on next page)

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LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>PINELLAS COUNTY</b></div> <div><p>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, THOMAS L. FRANK and CHARLOTTE R. FRANK, as husband and wife, and as Trustees of the FRANK LIVING TRUST, dated October 24, 2023, Complaint to Quiet Title to Real Property ("Complaint") filed in this action:</p><p>YOU ARE NOTIFIED that an action to quiet title to the following property in Pinellas County, Florida:</p><p>Property address: 19029 U.S. Highway 19 North #3-19, Clearwater, Florida 33764</p><p>UNIT 13 OF IMPERIAL COVE CONDOMINIUM III, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3384, PAGE 708 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS,</p><p>Parcel No.: 20-29-16-41939-000-0130.</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, on or before 28 days after date of first 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>Dated on 9/5/2025</p><p>Ken Burke, Clerk of Circuit Court 315 Court Street, Clearwater Pinellas County, FL 33756-5165</p><p>By s/ Stevie Ayars Deputy Clerk Eggert Fitzpatrick</p><p>9/12-10/3/25LG 4T</p><p>-----</p><p><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b></p><p>CASE NO.: 19-000945-CI</p><p>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR UPLAND MORTGAGE LOAN TRUST A, Plaintiff,</p><p>vs.</p><p>NASIM MUBARAK; et al., Defendants.</p><p><b>NOTICE OF SALE</b></p><p>NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on July 23, 2019 in the above-captioned action, the following property situated in Pinellas County, Florida, described as:</p><p><b>LOT 4, BLOCK 1, TOUSSIE TERRACE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</b></p><p>Shall be sold by the Clerk of Court, Ken Burke, CPA, on the 15th day of October, 2025 at 10:00 a.m. (Eastern Time) at <a href="http://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</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>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.</p><p>Dated this 4th day of September, 2025</p><p>s/ MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: (407) 488-1225 Facsimile: (407) 488-1177 Email: <a href="mailto:mcoyle@storeylawgroup.com">mcoyle@storeylawgroup.com</a> Secondary Email: <a href="mailto:sbaker@storeylawgroup.com">sbaker@storeylawgroup.com</a> Attorneys for Plaintiff</p><p>9/12-9/19/25LG 2T</p><p>-----</p><p><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b></p><p>FAMILY LAW DIVISION</p><p>Case No.: 24-DR-008362</p><p>Division: 14</p></div>	<div><b>PINELLAS COUNTY</b></div> <div><p>DUONG VAN DINH, Petitioner/Husband, vs. THY MINH NGUYEN, Respondent/Wife.</p><p><b>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b></p><p>TO: THY MINH NGUYEN 3125 36th St. N., Apt 310 St. Petersburg, FL 33713 (Last Known Address)</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 Meacham, Esq. whose address is 308 E. Plymouth St., Tampa, FL 33603, on or before November 1, 2025, and file the original with the Clerk of this Court at 315 Court St., Clearwater, FL 33756 before service on Petitioner's attorney or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded on the Petition.</b></p><p>The action is asking the Court to decide how the following real or personal property should be divided: None</p><p>This Notice will be published in La Gaceta, a weekly newspaper published in Central Florida including Pinellas County.</p><p><b>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</b></p><p><b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</b></p><p><b>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</b></p><p>Dated 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><p>-----</p><p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b></p><p>PROBATE DIVISION</p><p>File No. 25-006737-ES</p><p>IN RE: ESTATE OF JAMES EDWIN VERMILLION, Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><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 &amp; MULLIS, P.A. Post Office Box 1102 Tampa, Florida 33601 Telephone: (813) 223-7474 Primary E-mail: <a href="mailto:mbohlander@trenam.com">mbohlander@trenam.com</a> Secondary E-mail: <a href="mailto:egarcia@trenam.com">egarcia@trenam.com</a></p><p>9/5-9/12/25LG 2T</p><p>-----</p><p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b></p><p>PROBATE DIVISION</p><p>File No. 25-005842-ES</p><p>IN RE: ESTATE OF EUGENE J. VIATOR JR. a/k/a EUGENE J. VIATOR, Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><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</p></div>	<div><b>PINELLAS COUNTY</b></div> <div><p>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: <a href="mailto:ashly@atcauselaw.com">ashly@atcauselaw.com</a> Secondary E-Mail: <a href="mailto:rhianna@atcauselaw.com">rhianna@atcauselaw.com</a></p><p>9/5-9/12/25LG 2T</p><p>-----</p><p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b></p><p>PROBATE DIVISION</p><p>File No. 522025CP006766</p><p>Section 003</p><p>IN RE: ESTATE OF THELMA ANN FRAZIER, Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>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.</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: /s/ Leslie G. Frazier Holifield LESLIE G. FRAZIER HOLIFIELD 11412 Duryea Drive Potomac, MD 20854</p><p>Attorney for Personal Representative: /s/ Peter A. Rivellini PETER A. RIVELLINI Florida Bar Number: 0067156 JOHNSON, POPE, BOKOR, RUPPEL &amp; BURNS, LLP 311 Park Place Boulevard, Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: <a href="mailto:peter@jpfirm.com">peter@jpfirm.com</a> Secondary E-Mail: <a href="mailto:erikam@jpfirm.com">erikam@jpfirm.com</a></p><p>9/5-9/12/25LG 2T</p><p>-----</p><p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b></p><p>PROBATE DIVISION</p><p>File No. 25-007556-ES</p><p>Division 003</p><p>IN RE: ESTATE OF SUSAN QUIGLEY GIBBS, Deceased.</p><p><b>NOTICE TO CREDITORS</b></p></div>	<div><b>PINELLAS COUNTY</b></div> <div><p>The administration of the estate of SUSAN QUIGLEY GIBBS, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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>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: PETER A. RIVELLINI 311 Park Place Blvd., Suite 300 Clearwater, FL 33759</p><p>Attorney for Personal Representative: Nicholas J. Grimaudo Florida Bar Number: 0071893 JOHNSON, POPE, BOKOR, RUPPEL &amp; BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: <a href="mailto:nicholasg@jpfirm.com">nicholasg@jpfirm.com</a> Secondary E-Mail: <a href="mailto:kimh@jpfirm.com">kimh@jpfirm.com</a></p><p>9/5-9/12/25LG 2T</p><p>-----</p><p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b></p><p>PROBATE DIVISION</p><p>File No.: 2025-CP-004364</p><p>IN RE: ESTATE OF JEANNE A. O'NEIL, a/k/a, JEANNE A. YOUNG O'NEIL, Deceased.</p></div>	<div><b>PINELLAS COUNTY</b></div> <div><p><b>NOTICE TO CREDITORS</b></p><p>The administration of the estate of JEANNE A. O'NEIL, a/k/a, JEANNE A. YOUNG O'NEIL, deceased, whose date of death was December 1, 2024, and whose social security number is XXX-XX-7875, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the petitioner and the petitioner's attorney are set forth below.</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 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/ KEVIN O'NEIL</p><p>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 <a href="mailto:oro@osentonlaw.com">oro@osentonlaw.com</a></p><p>9/5-9/12/25LG 2T</p><p>-----</p><p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b></p><p>PROBATE DIVISION</p><p>File No. 25-006082-ES</p><p>IN RE: ESTATE OF SHARON GAY BRILL AKA SHARON G. BRILL Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>The administration of the estate of Sharon Gay Brill aka Sharon G. Brill, deceased, whose date of death was April 17, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Ave. N., St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set 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, 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 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 9/5/2025.</p><p>Personal Representative: Janet K. Bernsdorf 5895 Taylor Road Venice, Florida 34293</p><p>Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd Floor Coral Springs, Florida 33065 Telephone: (954) 340-4051 Fax: (1-800) 809-1774 E-Mail: <a href="mailto:andy@ponnocklaw.com">andy@ponnocklaw.com</a></p><p>9/5-9/12/25LG 2T</p><p>-----</p><p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b></p><p>PROBATE DIVISION</p><p>File No. 25-002766-ES</p><p>IN RE: ESTATE OF RAYMOND OKER Deceased.</p><p><b>NOTICE TO CREDITORS</b></p><p>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.</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.</p><p>(Continued on next page)</p></div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PINELLAS COUNTY</div><div>CATION 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. The written demand must be filed with the clerk.</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 9/5/2025.</div><div>Personal Representative: Kerry Barbara Oker McClearf 2815 38th Avenue South Minneapolis, Minnesota 55406</div><div>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</div><div>9/5-9/12/25LG 2T</div><div>-----</div><div><div>NOTICE OF ADMINISTRATIVE COMPLAINT</div><div>PINELLAS COUNTY</div><div>To: Antiana V. Hughes</div><div>Case No.: CD202502583/D 3504120</div><div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div><div>9/5-9/26/25LG 4T</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</div><div>Division: 22</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</div><div>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</div><div>Ken Burke Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165</div><div>By: /s/ Thomas Smith As Deputy Clerk</div><div>8/29-9/19/25LG 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.: 25-2991FD</div><div>ORLANDO PORTER, Petitioner, and MARIA AKHUETOR-PORTER, Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: MARIA AKHUETOR-PORTER</div><div>Address Unknown</div><div>YOU ARE NOTIFIED that an action</div></div></div></div></div>	<div><div>PINELLAS COUNTY</div><div>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</div><div>Ken Burke Clerk of the Circuit Court &amp; Comptroller</div><div>By: /s/ Thomas Smith Deputy Clerk</div><div>8/22-9/12/25LG 4T</div><div>-----</div><div><div>POLK COUNTY</div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: ARBOR OAKS AT LAKELAND HILLS ASSISTED LIVING</div><div>Owner: Colliers at Lakeland OPCO LLC 4141 Lakeland Hills Blvd Lakeland, FL 33805</div><div>9/12/25LG 1T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No.: 2025CP002962A000BA</div><div>Division: 14</div><div>IN RE: ESTATE OF ERNESTINE CURTIS</div><div>Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of ERNESTINE CURTIS, deceased, whose date of death was November 6, 2024; is pending in the Circuit Court for Polk County, Florida, Probate Division; File Number 2025CP002962A000BA; the mailing address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representatives and the personal representatives' 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</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 September 12, 2025.</div><div>Personal Representative: /s/ Hubert Curtis, Jr. HUBERT CURTIS, JR. 917 Cambridge Drive Winter Haven, FL 33881</div><div>Attorney for Personal Representative: /s/ Marla E. Chavernay, Esq. MARLA E. CHAVERNAY, ESQ. Law Offices of George R. Brezina, Jr., P.A. P.O. Box 16459 Temple Terrace, FL 33687 Tel: (813) 870-0500 Fax: (813) 873-0500 Email: mchavernay@accidentsareus.com Florida Bar No. 143138</div><div>9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 2023CA004694000000</div><div>NATIONSTAR MORTGAGE LLC</div><div>PLAINTIFF,</div><div>VS.</div><div>TRACY M. FLAGG, ET AL.,</div><div>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 25th day of August, 2025, and entered in Case No. 2023CA004694000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and GWEN KRIEG, TRACY M. FLAGG, LEILA M. FLAGG, AND ASSOCIATION OF POINCIANA VILLAGES, INC. are</div></div></div></div></div>	<div><div>POLK COUNTY</div><div>defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 4, BLOCK 771, POINCIANA NEIGHBORHOOD 5-NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 27-42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</div><div>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.</div><div>Dated this 5th day of September, 2025.</div><div>By: ___/s/ Liana R. Hall_____ Liana R. Hall Bar No. 73813</div><div>Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071</div><div>DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019710</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>NewRez LLC d/b/a Shellpoint Mortgage Servicing, Plaintiff, Case No: 2025CA-002807-A000-BA</div><div>vs. Sergio Ivan Santiesteban Garzon, et. al., Defendants.</div><div>NOTICE OF ACTION TO: Sergio Ivan Santiesteban Garzon 732 Trenton Rd Lakeland, FL 33815</div><div>Unknown Spouse of Sergio Ivan Santiesteban Garzon 732 Trenton Rd Lakeland, FL 33815</div><div>Taimirys Alvarez-Builla Padilla 732 Trenton Rd Lakeland, FL 33815</div><div>Unknown Spouse of Taimirys Alvarez-Builla Padilla 732 Trenton Rd Lakeland, FL 33815</div><div>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.</div><div>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.</div><div>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.</div><div>WITNESS my hand and seal of the said Court on the 26th day of August, 2025.</div><div>CLERK OF THE CIRCUIT COURT</div><div>By: /s/ Deputy Clerk (COURT SEAL) 11080-1019247</div><div>NOTICE OF ADMINISTRATIVE COMPLAINT</div><div>POLK COUNTY</div><div>To: EDGARDO J. ROSADO PEREZ</div><div>Case No.: CD202506196/EE3300248</div><div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div><div>9/12-10/3/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025CP002916</div><div>IN RE: ESTATE OF AMJAD ISSAM AWAD,</div><div>Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of AM-JAD ISSAM AWAD, deceased, whose date of death was March 19, 2025; File Number 2025CP002916, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is</div></div></div>	<div><div>POLK COUNTY</div><div>255 North Broadway Avenue, Bartow, FL 33830. The name and address of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate 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 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 12, 2025.</div><div>Signed on September 3, 2025.</div><div>Personal Representative: /s/ ISSAM AWAD</div><div>Attorneys for Personal Representative: /s/ Sean F. Bogle, Esq. Email: sean@boglelawfirm.com Florida Bar No. 0106313</div><div>Douglas A. Cohen, Esq. Email: doug@boglelawfirm.com Florida Bar No.: 124063</div><div>BOGLE LAW FIRM 101 S. New York Ave., Suite 205 Winter Park, FL 32789 Telephone: 407-834-3311 Fax: 407-834-3302</div><div>9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>CASE NO.: 2025-CC-003804</div><div>DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4,</div><div>Plaintiff,</div><div>vs.</div><div>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JUDY A. PRATER; ET AL.,</div><div>Defendants.</div><div>NOTICE OF ACTION</div><div>To the following Defendant(s): JONATHAN JOSEPH PRATER AS AN HEIR TO THE ESTATE OF JUDY A. PRATER 1207 32nd Street NW Winter Haven, FL 33881</div><div>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 80 OF WEST CANNON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</div><div>has been filed against you and you are required to serve a copy of your written defense, if any, to it on Michael C. Coyle, Esq., Storey Law Group, 221 NE Ivanhoe Blvd, Suite 300, Orlando, FL 32804, within 30 days after the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint.</div><div>Default Date: 10/3/2025.</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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div><div>WITNESS my hand and seal of said Court on the 26th day of August, 2025.</div><div>Stacy M. Butterfield, CPA Clerk of the Circuit Court</div><div>By: /s/ Tamika Joiner Deputy Clerk</div><div>9/5-9/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>Case No.: 25-CP-002009</div><div>IN RE: ESTATE OF GRICELLE COTTO ADORNO,</div><div>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</div></div></div></div>	<div><div>POLK COUNTY</div><div>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>IN RE: ESTATE OF</div><div>TONJA JEAN HELTON,</div><div>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 unmaturred, 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 unmaturred, 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>CASE NO.: 25-CC-003330</div><div>MATTIE POINTE HOMEOWNERS ASSOCIATION, INC.,</div><div>Plaintiff,</div><div>vs.</div><div>GABRIEL JAMES WEISS, CHRISTINA MARIE LOPEZ, NANCY FULLWOOD LOPEZ AND CRAIG RAYMOND LOPEZ,</div><div>Defendant(s).</div><div>NOTICE OF ACTION</div><div>TO: Gabriel James Weiss, Christina Marie Lopez, Nancy Fullwood Lopez And Craig Raymond Lopez</div><div>1548 Mattie Pointe Place Auburndale, FL 33823</div><div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Polk County, Florida:</div><div>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.</div><div>A lawsuit has been filed against you</div><div>(Continued on next page)</div></div></div></div>



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<div><b><u>PINELLAS COUNTY</u></b></div> <div><p>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.</p><p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p><p>In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.</p><p>WITNESS my hand and the seal of this Court on this 26th day of August, 2025.</p><p>Stacy M. Butterfield, Clerk of Court</p><p>By: /s/ Tamika Joiner Deputy Clerk</p><p>Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div><b>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-001061</div><div><p>CITRUS ISLE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., Plaintiff, vs. KEVIN MANSOOR and MIRIAM MANSOOR, Defendant.</p><div><b>NOTICE OF ACTION</b></div><p>TO: KEVIN MANSOOR and MIRIAM MANSOOR 759 Citrus Isle Drive Davenport, FL 33837</p><p>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Polk County, Florida:</p><p>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.</p><p>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Default date October 1, 2025.</p><p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p><p>In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.</p><p>WITNESS my hand and the seal of this Court on this 25th day of August, 2025.</p><p>Stacy M. Butterfield, Clerk of Court</p><p>By: /s/ A. Nieves Deputy Clerk</p><p>Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff</p><p>9/5-9/12/25LG 2T</p><p>-----</p><div><b>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b> CASE NO.: 2025-CA-000494</div><p>JPMORGAN CHASE BANK NATIONAL ASSOCIATION, Plaintiff, vs. MATTHEW WHATLEY; ET AL., Defendants.</p><div><b>NOTICE OF SALE</b></div><p><b>NOTICE IS HEREBY GIVEN</b> 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:</p><p>LOT 4, TAYLOR LANDING, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, AT PAGE 24 AND 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p><p>Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the <b>9th day of October, 2025 on-line at 10:00 a.m. (Eastern Time) at <a href="http://www.polk.realforeclose.com">www.polk.realforeclose.com</a></b> to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</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>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,</p></div></div>	<div><b><u>PINELLAS COUNTY</u></b></div> <div><p>(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.</p><p>Dated this 28th day of August, 2025</p><p>/s/ Michael Coyle <b>MICHAEL COYLE, ESQ.</b> Florida Bar# 1054501 <b>STOREY LAW GROUP, P.A.</b> 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Ph: (407) 488-1225 mcoyle@storeylawgroup.com sbaker@storeylawgroup.com <i>Attorneys for Plaintiff</i></p><p>9/5-9/12/25LG 2T</p><p>-----</p><div><b>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA</b> PROBATE DIVISION File No. 2025-CP-001317</div><p>IN RE: ESTATE OF GARY EVERETT SHARP, Deceased.</p><div><b>NOTICE OF ACTION</b> <b>(formal notice by publication)</b></div><p>TO: RONALD SHARP, grandson of the Decedent, whose address is unknown</p><p>YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 South Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before September 19, 2025 and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without further notice.</p><p>Signed on this 6th day of August, 2025</p><p>Stacy M. Butterfield As Clerk of the Court</p><p>By: /s/ H. Ward As Deputy Clerk</p><p>8/29-9/19/25LG 4T</p><p>-----</p><div><b>NOTICE OF ADMINISTRATIVE COMPLAINT</b> <b>POLK COUNTY</b> To: TYRONE DURR</div><p>Case No.: CD202505165/G 3405591</p><p>An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</p><p>8/29-9/19/25LG 4T</p><p>-----</p><div><b>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</b> CIVIL DIVISION Case No.: 25-CA-2297 Div: 07</div><p>DUPLATON PLANTATION, INC., a Florida Corporation, Plaintiff, vs. JOHN W. REESE, deceased, UNKNOWN HEIRS OF JOHN W. REESE and ALL OTHER UNKNOWN PARTIES, Defendants.</p><div><b>NOTICE OF ACTION</b></div><p>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.</p><p>YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for quiet title. The action involves real properties in Polk County, Florida, more fully described as follows:</p><p>PARCEL 113:</p><p>The South 150 feet of the North 3300 feet of the West 320 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.</p><p>Property Appraiser Parcel Number: 29-29-31-000000-022180</p><p>PARCEL 158:</p><p>Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4; run thence South 89°05' East 800 feet; thence North 0°58' West, 411.85 feet to a point on a line which is 3630 feet South of and parallel with the North boundary of the East 3/4 of the South 3/4 of said Section 31 to the Point of Beginning; thence East, along said parallel line, 253.48 feet to a point on a line which is 1600 feet West of and parallel with the East boundary of said East 3/4 of the South 3/4; thence North, along said parallel line, 180 feet to a point on a line which is 3450 feet South of and parallel with the North boundary of said East 3/4 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</p></div>	<div><b><u>PINELLAS COUNTY</u></b></div> <div><p>LAKES, an unrecorded subdivision in Polk County, Florida.</p><p>Property Appraiser Parcel Number: 29-29-31-000000-024020</p><p>The action was instituted in the Tenth Judicial Circuit Court, Polk County, Florida, and is styled DuPlaton Plantation, Inc. vs. John W. Reese, deceased et al.</p><p>You are required to serve a copy of your written defenses, if any, to the action on Rory B. Weiner, Plaintiff's attorney, whose address is 635 W. Lumsden Rd., Brandon, FL 33511, on or before September 22, 2025, and file the original with the clerk of this court either before service on Rory B. Weiner or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.</p><p>The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.</p><p>DATED August 14, 2025</p><p>Stacy M. Butterfield, C.P.A. Clerk of the Tenth Judicial Circuit Court Polk County, Florida</p><p>By: /s/ A. Nieves Deputy Clerk</p><p>Rory B. Weiner 635 W. Lumsden Rd. Brandon FL 33511</p><p>8/22-9/12/24LG 4T</p><p>-----</p><div><b>NOTICE OF SUSPENSION</b> <b>POLK COUNTY</b> To: SHAUN Q. EVANS, JR.</div><p>Case No.: CD202502085/D 3411205</p><p>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.</p><p>8/22-9/12/25LG 4T</p><p>-----</p><div><b>SARASOTA COUNTY</b></div><p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</p></div>	<div><b><u>PINELLAS COUNTY</u></b></div> <div><p>CASE No. 2022 CA 003655 NC BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF, VS. JULIA A. DANIELS A/K/A JULIA ANN DANIELS, ET AL. DEFENDANT(S).</p><p>/</p><p>NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to 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 <a href="http://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a> 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.</p><p>Tromberg, Miller, Morris &amp; Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: <a href="mailto:eservice@tmppllc.com">eservice@tmppllc.com</a> 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 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</p><p>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</p></div>	<div><b><u>PINELLAS COUNTY</u></b></div> <div><p>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 <a href="http://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a> 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: <u>/s/Liana R. Hall</u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 <a href="mailto:ESERVICE@MGS-LEGAL.COM">ESERVICE@MGS-LEGAL.COM</a> 11080-1019304</p></div>







NOTICE OF PUBLIC MEETING DATES

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Fishhawk Ranch Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 on the following dates:

October 22, 2025

December 10, 2025

January 28, 2026

February 25, 2026

March 25, 2026

April 22, 2026

May 27, 2026

June 24, 2026

July 22, 2026

August 26, 2026

September 23, 2026

All meetings will convene at 6:30 p.m. at the Palmetto Club located at 17004 Dorman Road, Lithia, Florida 33547.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time, and location to be stated on the record.

A copy of the agenda may be obtained on the District's website at [www.fishhawkkranchcdd.org](http://www.fishhawkkranchcdd.org) or by contacting the District Manager, Halifax Solutions, LLC., via email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com) or via telephone at (813) 575-1955.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

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

Fishhawk Ranch CDD

Eric Dailey, District Manager

9/12/25LG 1T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CASE NO.: 25-CP-001104; DIVISION: W

IN RE:

ESTATE OF EDWARD W. LUBANSKI, a/k/a EDWARD W. LUBANSKI, JR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of ESTATE OF EDWARD W. LUBANSKI, a/k/a EDWARD W. LUBANSKI, JR., deceased, whose date of death was January 20, 2025 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS, NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN 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 12, 2025.

Personal Representative:

ADRIAN J. MUSIAL, JR. 1211 West Fletcher Avenue Tampa, Florida 33612-3363

Attorney for Personal Representative:

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

9/12-9/19/25LG 2T

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

Case No.: 25-012031 Division: I-P

MAYKEL ORTEGA RAMOS, Petitioner, and KARLA GERONIMO ARIAS, Respondent.

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

TO: KARLA GERONIMO ARIAS Quintana Roo, Cancun, Mexico

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 MAYKEL ORTEGA RAMOS, whose address is 4206 E 99th Ave, Tampa, FL 33617, on or before 10/15/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 9/9/2025

Victor D. Crist Clerk of the Circuit Court

By: /s/ Erma Yerdon Deputy Clerk

9/12-10/3/25LG 4T

BUDGET SUMMARY						
City of Temple Terrace - Fiscal Year 2025-2026						
The operating budget expenditures of the City of Temple Terrace are 2.3% less than last year’s total operating expenditures.						
FY 2026 ESTIMATED REVENUES, TRANSFERS, AND OTHERS						
Estimated Revenues	General Fund	Special Revenue Funds	Debt Service Fund	Enterprise Funds	Internal Service Funds	Total
Ad Valorem Taxes 6.455	\$19,748,581	\$0	\$0	\$0	\$0	\$19,748,581
Other Taxes	5,164,875	2,760,000	0	0	0	7,924,875
Licenses & Permits	113,600	443,000	0	0	0	556,600
Franchise Fees	2,931,490	0	0	0	0	2,931,490
Intergovernmental Revenue	4,729,227	3,939,956	0	447,140	0	9,116,323
Charges for Services	3,389,969	0	0	24,302,697	653,604	28,346,270
Culture & Recreation	1,071,061	0	0	0	0	1,071,061
Fines & Forfeitures	523,900	0	0	35,000	0	558,900
Interest Earnings	1,562,688	565,000	0	520,000	2,000	2,649,688
Miscellaneous	1,420,505	115,000	0	719,547	0	2,255,052
Total Revenues	\$40,655,896	\$7,822,956	\$0	\$26,024,384	\$655,604	\$75,158,840
Transfers In	100,000	1,217,943	907,134	3,500,000	0	5,725,077
Fund Bal./Res./Net Assets	0	8,838,559	0	10,723,357	25,000	19,586,916
Total Revenues, Txrs/Bal	\$40,755,896	\$17,879,458	\$907,134	\$40,247,741	\$680,604	\$100,470,833

FY 2026 ESTIMATED EXPENDITURES						
Expenditures	General Fund	Special Revenue Funds	Debt Service Fund	Enterprise Funds	Internal Service Funds	Total
General Government	\$7,604,239	\$80,000	\$0	\$0	\$0	\$7,684,239
Public Safety	23,789,389	2,047,579	0	0	0	25,836,968
Physical Environment	0	850,000	0	26,026,643	0	26,876,643
Streets/Transportation	2,201,419	5,765,548	0	0	0	7,966,967
Economic Environment	17,100	3,000	0	0	0	20,100
Culture & Recreation	5,590,823	1,154,500	0	0	0	6,745,323
Other Financing Uses	274,999	0	0	0	559,873	834,872
Debt	0	0	907,134	0	0	907,134
Subtotal	\$39,477,969	\$9,900,627	\$907,134	\$26,026,643	\$559,873	\$76,872,246
Transfers Out	1,217,943	907,134	0	3,600,000	0	5,725,077
Fund Bal./Res./Net Position	59,984	7,071,697	0	10,621,098	120,731	17,873,510
Total Appropriated Expenditures, Transfers, Reserves & Balances	\$40,755,896	\$17,879,458	\$907,134	\$40,247,741	\$680,604	\$100,470,833

Note: The tentative, adopted, and/or final budgets are on file in the office of the taxing authority as a public record.