

<div><div>CITRUS COUNTY</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA</div><div>CASE NO.: 2025 CA 000482 A</div><div>RICKY WILLIAMS, Plaintiff, v. RICHARD D. CLARK and MARION CLARK, Defendants.</div><div>NOTICE OF ACTION</div><div>TO: RICHARD D. CLARK 1128 Cedar Oaks Ln Harker Heights, TX 76543 MARION CLARK 1128 Cedar Oaks Ln Harker Heights, TX 76543</div><div>YOU ARE NOTIFIED that an action to quiet title on the following property in Citrus County, Florida:</div><div>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CITRUS COUNTY, FLORIDA, TO WIT: LAKE ESTATES PB 3 PG 135 LOT 18 BLK 15.</div><div>has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 NW 1st Ave., Ocala, Florida 34475 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.</div><div>DATED this 3rd day of September 2025. Clerk of the Circuit Court By: s/ Illegible As Deputy Clerk C.W. Wickersham, Jr., P.A. 9/19-10/10/25LG 4T</div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</div><div>MODERN FAMILY DENTISTRY Owner: Smile Design Crystal River LLC 1815 SE U.S. Highway 19 Crystal River, FL 34429 9/19/25LG 1T</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000368 A WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2025-HB1 PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF AINSWORTH A. ALLEN A/K/A AINSWORTH ALLEN A/K/A AINSWORTH ASQUITH ALLEN, 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 Ainsworth A. Allen A/K/A Ainsworth Allen A/K/A Ainsworth Asquith Allen Last Known Address: 39 Grass Street, Homosassa, FL 34446 Current Residence: UNKNOWN TO: Unknown Spouse of Ainsworth A. Allen A/K/A Ainsworth Allen A/K/A Ainsworth Asquith Allen Last Known Address: 39 Grass Street, Homosassa, FL 34446 Current Residence: UNKNOWN TO: William Allen Last Known Address: 39 Grass Street, Homosassa, FL 34446 Current Residence: UNKNOWN TO: William Allen Last Known Address: 1807 Sparrow Song Lane, Ocoee, FL 34761 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 3, BLOCK B-237, OAK VILLAGE, SUGARMILL WOODS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 86 THROUGH 150, PLAT BOOK 10, PAGES 1 THROUGH 150, AND PLAT BOOK 11, PAGES 1 THROUGH 16, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; AS AMENDED IN PLAT BOOK 9, PAGE 87-A, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before OCTOBER 19, 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 an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700. WITNESS my hand and the seal of this Court this 9th day of September, 2025. TRACI PERRY As Clerk of Court By: YG As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605</div></div> <div><div>CITRUS COUNTY</div><div>11080-1019975</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</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>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. Signed on September 4, 2025.</div><div>Personal Representative: /s/ SEAN F. BOGLE, ESQ.</div><div>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>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>NOTICE OF SALE PURSUANT TO CHAPTER 45 (To be published in La Gaceta Newspaper)</div><div>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:</div><div>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 APPURTENANT THERETO AS SET FORTH IN SAID DECLARATION AND ALL SCHEDULES EXHIBITS AND AMENDMENTS THERETO.</div><div>A/K/A: 720 E. GILCHRIST COURT #5A, HERNANDO, FL 34442.</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator 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@fclclg.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</div></div> <div><div>CITRUS COUNTY</div><div>9/12-9/19/25LG 2T</div><div>HERNANDO COUNTY</div><div>IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION Case No. 2025-001046-CC</div><div>THE HEATHER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. SHELLY M. LOWERY, a single person and UNKNOWN TENANT, Defendants.</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025-001046-CC, of the County Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein THE HEATHER PROPERTY OWNERS ASSOCIATION, INC, is Plaintiff, and SHELLY M. LOWERY, a single person and UNKNOWN TENANT n/k/a ART LITTLE, are Defendants. The Clerk of the Court will sell to the highest bidder for cash on October 28, 2025 at the Hernando County Courthouse, Room 245, 20 North Main Street, Brooksville, FL 34601 beginning at 11:00 A.M., the following property as set forth in said Final Judgment, to wit:</div><div>Lot 10, Block 22, ROYAL HIGHLANDS WEST THE "HEATHER", according to the map or plat thereof as recorded in Plat Book 13, Page(s) 41-48, inclusive, of the Public Records of Hernando County, Florida. Property Address: 9014 Lismore Court, Weeki Wachee, FL 34613-5106</div><div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.</div><div>If you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div><div>Dated September 9, 2025 Doug Chorvat, Jr. Clerk of County Court Hernando County, Florida s/ Elizabeth Markidis Deputy Clerk Tankel Law Group 1022 Main St, #D, Dunedin, FL 34698 9/19-9/26/25LG 2T</div><div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25000951CPAXMX</div><div>IN RE: ESTATE OF MICAH MORGAN MAXWELL Deceased.</div><div>NOTICE OF ACTION (normal notice by publication)</div><div>TO: DOUGLAS MAXWELL 2626 Wrencrest Circle Valrico, FL 33596</div><div>AND ANY AND ALL HEIRS OF THE ESTATE OF MICAH MORGAN MAXWELL</div><div>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 October 22, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</div><div>Signed on September 10, 2025. Doug Chorvat, Jr. As Clerk of the Court By: s/ Illegible As Deputy Clerk 9/19-10/10/25LG 4T</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA File No. 272025CP000817CPAXMX</div><div>IN RE: ESTATE OF CARL RICHARD DREW Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Carl Richard Drew, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>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,</div></div> <div><div>HERNANDO COUNTY</div><div>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 September 19, 2025.</div><div>Personal Representative: Christopher Drew 20 Carnation Drive Gorham, ME 04038</div><div>Attorney for Personal Representative: AARON W. SAOUD, ESQ. Florida Bar Number: 96124 AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, FL 33607 Telephone: (813) 922-5293 E-mail: attorney@awslaw.org Secondary E-mail: service@awslaw.org 9/19-9/26/25LG 2T</div><div>IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION Case No. 2025-CP-000952</div><div>IN RE: ESTATE OF ROLAND R. YOUNG Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,</div></div> <div><div>HERNANDO COUNTY</div><div>Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>The date of first publication of this notice is September 12, 2025.</div><div>Personal Representative: /s/ Lawrence Paul Lasagni 1318 Ambridge Drive Wesley Chapel, Florida 33543</div><div>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>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</div><div>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.</div><div>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>The date of first publication of this notice is September 12, 2025.</div><div>Personal Representative: Antonio Claudio 12402 Jaybird Road Weeki Wachee, Florida 34614</div><div>Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com 9/12-9/19/25LG 2T</div><div>NOTICE OF ACTION Hernando County</div><div>BEFORE THE BOARD OF PHARMACY</div><div>IN RE: The license to practice as a Registered Pharmacy Technician</div><div>Alexis Correa, RPT 9277 Century Drive Spring Hill, FL 34606</div><div>CASE NO.: 2023-24146 LICENSE NO.: RPT 109247</div><div>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.</div><div>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.</div><div>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 (Continued on next page)</div></div>
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LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY (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 Janyce M Knapp, deceased, File Number 2025-CP-002802, 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 September 7th, 2024; that the total value of the estate is \$8,300.00 and that the name and address of those to whom it has been assigned by such order is: David G Knapp 908 Valmar Street, Brandon, FL 33511 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 19, 2025. Person Giving Notice: Martin Sabo 318 Shaye Court #1904 Hunker, PA 15639 Attorneys for Person Giving Notice:</div>	<div>HILLSBOROUGH COUNTY Cynthia M. Petitjean PL 1306 Thonotosassa Road Plant City, FL 33563 Telephone: (813) 659-2020 Florida Bar No. 947512 Email: cmp@cnp-law.com 9/19-9/26/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-068071 DIVISION: N THE HOMES AT ANTIGUA COVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ANTHONY RICARDO KEARNEY, Defendant. NOTICE OF ACTION TO: ANTHONY RICARDO KEARNEY 1053 Seagrape Drive Ruskin, Florida 33570 YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property: Lot 48, Block 2, of ANTIGUA COVE PHASE 3A, according to the plat thereof, as recorded at Plat Book 141, Page 130, of the Public Records of Hillsborough County, Florida And more commonly known as: 1053 Seagrape Drive, Ruskin, Florida 33570. Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on TIFFANY M. LOVE, ESQUIRE, Plaintiff's attorney, whose address is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa,</div>	<div>HILLSBOROUGH COUNTY FL 33602, on or before 10/15/2025, a date within 30 days after the first publication of the notice in La Gaceta and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition. In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the ADA coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services. DATED on September 9, 2025 Victor D. Crist, Clerk of the Court 800 E. Twiggs St., #101, Tampa FL 33602 By: /s/ Isha Tirado-Baker Deputy Clerk Tiffany M. Love, Esquire Adams and Reese LLP 9/19-9/26/25LG 2T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No. 20-CC-060121 SHADY CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit Corporation, Plaintiff(s), v. JOHN & DEVRA SHERMAN, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 10, 2025, by the County Court of Hillsborough County, Florida, the property described as: LOT 21, Block 4, Shady Creek Preserve Phase 1, according to the map or plat thereof, recorded in Plat Book 108, Page(s) 169 through 176, of the Public Records of Hillsborough County, Florida. and more commonly known as: 10643 Shady Preserve Drive, Riverview, FL 33611 (hereinafter "Property") will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on October 31, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to ac-</div>	<div>HILLSBOROUGH COUNTY cess 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 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. Dated this 15th day of September 2025. /s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 Attorneys for Plaintiff 9/19-9/26/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2025-CC-007028 RHC MASTER ASSOCIATION, INC., Plaintiff, vs. STACY KEVIN MILLS AND SHERRI BAUGHMAN MILLS, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on September 10, 2025 by the County Court of Hillsborough County, Florida, the property described as: Lot 1, Block 30, River Hills Country Club, Parcel 19, according to the map or plat thereof as recorded in Plat Book 82, Page 36, of the Public Records of Hillsborough County, Florida. will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on October 10, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this</div>	<div>HILLSBOROUGH COUNTY notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Natalie N. Minor Natalie N. Minor, Esquire Florida Bar No: 1039661 nminor@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 9/19-9/26/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-071467 WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. TIMOTHY THOMAS CARR AND WHITNEY RYAN CARR, Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 10, 2025, by the County Court of Hillsborough County, Florida, for the following described property as: Lot 88, WALDEN LAKE UNIT 26, according to the Plat thereof, as recorded in Plat Book 60, Pages 15-1 through 15-10, inclusive, of the Public Records of Hillsborough County, Florida. and more commonly known as 2906 Pine Club Drive, Plant City, FL 33566. will be sold at public auction by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on October 24, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Katherine Martinez, Esq. Florida Bar No. 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 9/19-9/26/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-017665 KINGS MILL TOWNHOME OWNERS ASSOCIATION, INC., Plaintiff, vs. JOHN CHAPMAN, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 10, 2025 by the County Court of Hillsborough County, Florida, for the following described property as: Lot 6, Block 15, of Kings Mill, according to the Plat thereof, as recorded in Plat Book 99, Pages 195 through 203, inclusive, of the Public Records of Hillsborough County, Florida. and more commonly known as 230 Hardcastle Place, Valrico, FL 33594 will be sold at public auction by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on October 22, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Katherine Martinez, Esq. Florida Bar No. 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 9/19-9/26/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-023570 BROOKER RIDGE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. HAROLD M. VARGASON, JR. AND KRISTY L. VARGASON, Defendant(s). (Continued on next page)</div>

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, October 7, 2025, to determine whether or not:

Vacating Petition V25-0009, vacate a 15-foot-wide platted public utility easement, within the Plat of Lake Magdalene Arms , as recorded in Plat Book 18, Page 47, of the public records of Hillsborough County, Florida, located in Section 09, Township 29S, Range 20E, abutting folio 065729-0000.

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: <https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting>. Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

The public can listen and view the public hearing live in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

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

All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

9/19-9/26/25LG 2T

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida, at 9:00 A.M., Tuesday, October 7, 2025, to determine whether or not:

Vacating Petition V25-0010, vacate two 15-foot-wide platted public utility easements, lying within Lots 14 and 15, Block 1, within the plat of Brandon Tradewinds Addition, as recorded in Plat Book 45, Page 86, of the public records of Hillsborough County, Florida, located in Section 34, Township 29S, Range 20E, within folios 072381-5228 and 072381-5230.

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

PARTICIPATION OPTIONS. All interested parties are invited to appear at the meeting and be heard virtually or in person. Virtual participation in this public hearing is available through communications media technology, as described below.

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9/19-9/26/25LG 2T

Page 20/LA GACETA/Friday, September 19, 2025

LEGAL ADVERTISEMENT

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARING PUBLICATION NOTICE

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

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

CASE NO: COD-25-0002278
NAME OF VIOLATOR: JOSE RAFAEL PENA MENDEZ
LOCATION OF VIOLATION: 8901 N 20TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
FOLIO: 145256.1000

CASE NO: COD-25-0002290
NAME OF VIOLATOR: NOVAK SEVEN LLC REG AGT
LOCATION OF VIOLATION: 4115 HENDERSON BLVD, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: KELLOGGS LOT 8 AND LOT 9 LESS NWLY 28.5 FT OF NELY 27 FT
FOLIO: 119881.0100

CASE NO: COD-25-0002339
NAME OF VIOLATOR: G AND C MOR 1 LLC REG AGT
LOCATION OF VIOLATION: 10509 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 1 TO 10 INCL AND LOTS 35 AND 36 BLOCK 2 LESS R/W FOR NEBRASKA AVE
FOLIO: 143776.0000

CASE NO: COD-25-0002367
NAME OF VIOLATOR: NESTOR ROVIRA
LOCATION OF VIOLATION: 1902 W KENTUCKY AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: RICHARDSON'S VILLAGE SUBDIVISION LOT 2 BLOCK 5
FOLIO: 110291.0000

CASE NO: COD-25-0002533
NAME OF VIOLATOR: FRANK H RODER AND MICHAEL PALMER
LOCATION OF VIOLATION: 908 E LOUISIANA AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: DEMOREST LOT 10 BLOCK 15 AND S 1/2 OF CLOSED ALLEY ABUTTING THEREOF
FOLIO: 171728.0000

CASE NO: COD-25-0002563
NAME OF VIOLATOR: ELSA MARINA PAVON AND REYES ZAVALA
LOCATION OF VIOLATION: 1017 E 31ST AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: CLAY'S E S REVISED MAP LOT 1 BLOCK 5
FOLIO: 173056.0000

CASE NO: COD-25-0002564
NAME OF VIOLATOR: "CONFIDENTIAL"
LOCATION OF VIOLATION: 4618 E RIVER HILLS DR, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: THAT PART OF LOT 6 OF TEMPLE TERRACE SUB PLAT
FOLIO: 142916.0000

CASE NO: COD-25-0002616
NAME OF VIOLATOR: SUNROCK CAPITAL LLC
LOCATION OF VIOLATION: 211 N ALBANY AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: CORRONELLA N 51.175 FT OF LOTS 11 AND 12 BLOCK 6
FOLIO: 184050.0000

CASE NO: COD-25-0002676
NAME OF VIOLATOR: MATTHEW STEINER
LOCATION OF VIOLATION: 4318 W OBISPO ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MARYLAND MANOR REVISED PLAT LOT 9 BLOCK 32
FOLIO: 124274.0100

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY
notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
/s/ Natalie N. Minor
Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@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
9/19-9/26/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-071467

WALDEN LAKE COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
TIMOTHY THOMAS CARR AND
WHITNEY RYAN CARR,
Defendant(s).

NOTICE OF SALE
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 10, 2025, by the County Court of Hillsborough County, Florida, for the following described property as:
Lot 88, WALDEN LAKE UNIT 26, according to the Plat thereof, as recorded in Plat Book 60, Pages 15-1 through 15-10, inclusive, of the Public Records of Hillsborough County, Florida.
and more commonly known as 2906 Pine Club Drive, Plant City, FL 33566.
will be sold at public auction by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **October 24, 2025**.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff
9/19-9/26/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-017665

KINGS MILL TOWNHOME OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.
JOHN CHAPMAN,
Defendant.

NOTICE OF SALE
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 10, 2025 by the County Court of Hillsborough County, Florida, for the following described property as:
Lot 6, Block 15, of Kings Mill, according to the Plat thereof, as recorded in Plat Book 99, Pages 195 through 203, inclusive, of the Public Records of Hillsborough County, Florida.
and more commonly known as 230 Hardcastle Place, Valrico, FL 33594
will be sold at public auction by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on **October 22, 2025**.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff
9/19-9/26/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-023570

BROOKER RIDGE COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
HAROLD M. VARGASON, JR. AND
KRISTY L. VARGASON,
Defendant(s).

(Continued on next page)

HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY
<p>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 & 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</p> <p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-047820, DIVISION I</p> <p>OAKDALE RIVERVIEW ESTATES HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JEROME SMILEY, JR., a single person, Defendant.</p> <p>NOTICE OF SALE</p>	<p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 29, 2025 by the County Court of Hillsborough County, Florida, the property described as: Lot 19, Block 1, Oakdale Riverview Estates, Unit 1, according to the map or plat thereof, as recorded in Plat Book 62, Page(s) 24, of the Public Records of Hillsborough County, Florida. PROPERTY ADDRESS: 4637 Cabbage Palm Drive, Valrico, FL 33596. will be sold by the Hillsborough County Clerk at public sale on October 17, 2025 at 10:00 A.M., electronically online at http://www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i></p> <p>9/19-9/26/25LG 2T</p> <p>-----</p> <p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-017718, DIVISION H</p> <p>RIVERCREST COMMUNITY ASSOCIATION, INC., Plaintiff, vs. JACQUELINE WILLIAMS, a single woman, Defendant.</p> <p>NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 8, 2025 by the County Court of Hillsborough County, Florida, the property described as: Lot 45, Block 24, RIVERCREST PHASE 2 PARCEL "N", according to the plat thereof, as recorded in Plat Book 101, Page(s) 238, of the Pub-</p>	<p>lic Records of Hillsborough County, Florida. PROPERTY ADDRESS: 11421 Coconut Island Drive, Riverview, FL 33569 will be sold by the Hillsborough County Clerk at public sale on October 31, 2025 at 10:00 A.M., electronically online at http://www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i></p> <p>9/19-9/26/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002568</p> <p>IN RE: ESTATE OF LEO BARRY SOWELL Deceased.</p> <p>NOTICE TO CREDITORS The administration of the estate of Leo Barry Sowell, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at</p>	<p>the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. 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 19, 2025. Personal Representative: Michael Morris 6508 East Fowler Avenue Tampa, Florida 33617 Attorney for Personal Representative: Nathan L. Townsend, Esq. Florida Bar Number: 0095885 1000 Legion Place, Ste. 1200 Orlando, Florida 32801 Telephone: (407) 792-6100 Fax: (407) 982-1314 E-Mail: nathan@nltlaw.com Secondary E-Mail: service@nltlaw.com</p> <p>9/19-9/26/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA File No. 25-CP-002716</p> <p>IN RE: ESTATE OF ANDREA RUTH GRIFFIN Deceased.</p> <p>NOTICE TO CREDITORS The administration of the estate of Andrea Ruth Griffin, deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS</p>	<p>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 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 19, 2025. Personal Representative: Shelby Jane Velarde 46 Wellstone Dr. Palm Coast, Florida 32164 Attorney for Personal Representative: AARON W. SAOUD, ESQUIRE Florida Bar Number: 096124 AWS Law Firm 2202 North Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 Email: attorney@awslaw.org Secondary Email: attorney@awslaw.org</p> <p>9/19-9/26/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-002534</p> <p>IN RE: ESTATE OF CARMEN OCASIO, Deceased.</p> <p>NOTICE TO CREDITORS The administration of the Estate of Carmen Ocasio, deceased, whose date of death was June 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the 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 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. The first date of publication is September 19, 2025. Personal Representative: Brice Zoecklein, Esq. 150 E. Bloomingdale Avenue Brandon, Florida 33511 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</p> <p>9/19-9/26/25LG 2T</p> <p>-----</p> <p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002985</p> <p>IN RE: ESTATE OF CHRISTOPHER JOSEPH MOHAR, SR., A/K/A CHRISTOPHER J. MOHAR Deceased.</p> <p>NOTICE TO CREDITORS The administration of the estate of CHRISTOPHER JOSEPH MOHAR, SR., A/K/A CHRISTOPHER J. MOHAR, deceased, whose date of death was April 7, 2025; File Number 25-CP-002985, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against</p>
<p>CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE</p> <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 10/1/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.</p> <p>CASES TO BE HEARD AT THE 9:00 A.M. HEARING CASE NO: COD-25-0000773 NAME OF VIOLATOR: RAFAEL CRESPO AND YUNIA LOCATION OF VIOLATION: 3203 W CORDELIA ST, TAMPA, FL CODE SECTIONS: 22-8 22-60 LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION E 35 FT OF LOT 22 AND LOT 23 BLOCK 69 FOLIO: 176808.0000 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 CASE NO: COD-25-0001529 NAME OF VIOLATOR: FELIPE A CLAROS LOCATION OF VIOLATION: 4227 E SANDALWOOD CIR N, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: HILLCREST ACRES LOT 4 BLOCK TWO FOLIO: 142371.0000 CASE NO: COD-25-0001930 NAME OF VIOLATOR: PEGGY A GASSETT LIFE ESTATE LOCATION OF VIOLATION: 313 E FLORIBASKA AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: FAIRBURN W 85 FT OF LOT 1 LESS N 10 FT FOR RD BLOCK 2 FOLIO: 183106.0000 CASE NO: COD-25-0002206 NAME OF VIOLATOR: CYNTHIA MONROIG LOCATION OF VIOLATION: 1210 E 32ND AVE, TAMPA, FL CODE SECTIONS: 19-49 19-47 LEGAL DESCRIPTION: BUFFALO PARK 2ND ADDITION LOT 16 AND ALL OF ALLEY ABUTTING FOLIO: 172851.0000 CASE NO: COD-25-0002261 NAME OF VIOLATOR: ESTATE OF ALEX A FLOYD LOCATION OF VIOLATION: 6403 N 36TH ST, TAMPA, FL CODE SECTIONS: 19-49 LEGAL DESCRIPTION: HANKINS' SUBURBAN HOMESITES REVISED S 1/2 OF LOT 24 LESS S 79.9 FT FOLIO: 151984.0200 CASE NO: COD-25-0002281 NAME OF VIOLATOR: DOMINIC W MASTRIAN LOCATION OF VIOLATION: 5207 BAY CLUB CIR, TAMPA, FL CODE SECTIONS: 5-105.1 5-105.4.5.1 LEGAL DESCRIPTION: ISLAND CLUB AT ROCKY POINT A CONDOMINIUM UNIT 5207 BLDG 5 AND AN UNDIV INT IN COMMON ELEMENTS FOLIO: 94671.1242 CASE NO: COD-25-0002296 NAME OF VIOLATOR: DEBRA PALMER LOCATION OF VIOLATION: 810 W OHIO AVE, TAMPA, FL CODE SECTIONS: 19-231(10) 19-231(15)a 19-231(15)c LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 5 BLOCK 26 FOLIO: 167078.0000 CASE NO: COD-25-0002297 NAME OF VIOLATOR: MATILDA LA BARERA LOCATION OF VIOLATION: 1508 W LAMBRIGHT ST, TAMPA, FL CODE SECTIONS: 19-49 19-50 19-233(a) 19-234 LEGAL DESCRIPTION: RIVIERA SUBDIVISION LOT 59 LESS S 80 FT OF E 300 FT AND LESS N 20 FT OF E 160 FT, LOT 60 LESS S 40 FT OF E 160 FT AND LESS N 60 FT OF E 140 FT AND LESS E 60 FT OF W 120 FT OF N 30 FT AND W 275 FT OF LOT 61 LESS E 60 FT OF W 120 FT FOLIO: 104020.0000 CASE NO: COD-25-0002420 NAME OF VIOLATOR: KENNY GUIA DIAZ AND RAFAEL LOCATION OF VIOLATION: 6614 N 23RD ST, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: GOLDEN SUBDIVISION LOT 6 BLOCK 2 FOLIO: 151491.0000</p>				

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY</div> <div><p>decedent’s estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME 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 19, 2025.</p><p>Personal Representative: KANDACE K. MOHAR 4401 West Prescott Street Tampa, FL 33616</p><p>Personal Representative’s Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com</p><p>9/19-9/26/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION</p><p>FILE NO.: 25-CP-003086; DIVISION: A</p><p>IN RE: ESTATE OF ROBERT CHARLES STEPHENSON, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of Robert Charles Stephenson, deceased, whose date of death was August 3, 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.</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 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.</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 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 19, 2025.</p><p>Personal Representative: JUDY GULICK STEPHENSON 16110 Armistead Lane Odessa, Florida 33556</p><p>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</p><p>9/19-9/26/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION</p><p>File No. 25-CP-3063 Division A</p><p>IN RE: ESTATE OF ERSIN UREKSOY a/k/a ERSIN A. UREKSOY a/k/a ERSIN ALTAN UREKSOY, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of Ersin Ureksoy a/k/a Ersin A. Ureksoy a/k/a Ersin Altan Ureksoy, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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>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 19, 2025.</p><p>Personal Representative: Murad K. Ureksoy 6125 36th Lane E. Bradenton, FL 34203</p><p>Attorney for Personal Representative: Laurie E. Ohall Law Offices of Laurie E. Ohall, P.A. Florida Bar Number: 40230 1464 Oakfield Drive Brandon, FL 33511 Telephone: (813) 438-8503 Fax: (813) 438-8504 E-Mail: lohall@ohalllaw.com</p><p>9/19-9/26/25LG 2T</p><p>-----</p><p>NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</p><p>Notice is given that the District’s Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 172.71 acres known as Waterset – Wolf Creek Phase C. The project is located in Hillsborough County, Section(s) 34, 27, 28, 33, Township 31 South, Range 19 East. The permit applicant is NNP Southbend II, LLC, Attn: Len Jaffe whose address is 3162 Falkenburg Rd, Riverview, FL 33578. The Permit No. is 43018888.125.</p><p>The file(s) pertaining to the project referred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.</p><p>NOTICE OF RIGHTS</p><p>Any person whose substantial interests are affected by the District’s action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District’s action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District’s Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.</p><p>Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District’s final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.</p><p>Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District’s action in this matter is not available prior to the filing of a request for hearing.</p><p>9/19/25LG 1T</p><p>-----</p><p>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CP-001104; DIVISION: W</p><p>IN RE: ESTATE OF EDWARD W. LUBANSKI, a/k/a EDWARD W. LUBANSKI, JR. Deceased.</p><p>NOTICE TO CREDITORS</p><p>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.</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 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.</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><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 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: ADRIAN J. MUSIAL, JR. 1211 West Fletcher Avenue Tampa, Florida 33612-3363</p><p>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</p><p>9/12-9/19/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-011903 Division: Family</p><p>IDALMIS MARQUEZ FERNANDEZ, Petitioner, and FRANCISCO JAVIER SOVALBARRO, Respondent.</p><p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</p><p>TO: FRANCISCO JAVIER SOVALBARRO 9351 Eden Dr, Tampa, FL 33610</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 IDÁLMIS MARQUEZ FERNÁNDEZ, 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. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p><p>The action is asking the court to decide how the following real or personal property should be divided: NA</p><p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request.</p><p>You must keep the Clerk of the Circuit Court’s office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk’s office.</p><p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p><p>Dated 9/5/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Laronda Jones Deputy Clerk</p><p>9/12-10/3/25LG 4T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-012031 Division: I-P</p><p>MAYKEL ORTEGA RAMOS, Petitioner, and KARLA GERONIMO ARIAS, Respondent.</p><p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</p><p>TO: KARLA GERONIMO ARIAS Quintana Roo, Cancun, Mexico</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 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.</p><p>The action is asking the court to decide how the following real or personal property should be divided: None</p><p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request.</p><p>You must keep the Clerk of the Circuit Court’s office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk’s office.</p><p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p><p>Dated 9/9/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Erma Yerdon Deputy Clerk</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>9/12-10/3/25LG 4T</p><p>-----</p><p>NOTICE OF PUBLICATION PURSUANT TO FL STATUTE 712.05</p><p>To: Tampa Port Authority 1101 Channelside Dr, Suite 400 Tampa, FL 33602-3609</p><p>Andalucia Master Association, Inc. c/o Greenacre Properties 4131 Gunn Highway Tampa, FL 33618</p><p>And c/o Wise Property Management 3903 Northdale Blvd, Suite 250 W Tampa, FL 33624</p><p>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:</p><p>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”).</p><p>This notice shall be published once each week for two consecutive weeks in La Gaceta newspaper.</p><p>NOTICE OF PRESERVATION OF THE SUPPLEMENTAL DECLARATION FOR ANDALUCIA YACHT CLUB</p><p>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”):</p><ol style="list-style-type: none">1. <u>Legal Name of the Club:</u> This Notice is filed by Andalucia Yacht Club, Inc., a Florida not for profit corporation (the “Club”).2. <u>Mailing and Physical Address of the Club:</u> 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. <u>Name of Owner:</u> 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. <u>Description of Affected Land.</u> 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”).5. <u>Notice.</u> 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. <u>Applicable Covenants and Restrictions Preserved.</u> 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. <u>Covenants and Restrictions Preserved Previously for Master Association.</u> 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.<p>This Summary Notice of Preservation of the Supplemental Declaration for Andalucia Yacht Club, is executed this 27th day of August, 2025.</p><p>ANDALUCIA YACHT CLUB, INC.</p><p>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</p><p>9/12-9/19/25LG 2T</p><p>-----</p><p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-027169 DIVISION: O</p><p>WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. JOSUE CARBAJAL and</p></div>	<div>HILLSBOROUGH COUNTY</div> <div><p>ELIZABETH QUIJADA, Defendants.</p><p>NOTICE OF ACTION</p><p>TO: Josue Carbalaj and Elizabeth Quijada 3455 Silver Meadow Way Plant City, FL 33566</p><p>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.</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.</p><p>This notice shall be published once each week for two consecutive weeks in La Gaceta.</p><p>ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled 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.</p><p>WITNESS my hand and the seal of this Court on this 10th day of September, 2025.</p><p>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</p><p>9/12-9/19/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CP-001104; DIVISION: W</p><p>IN RE: ESTATE OF EDWARD W. LUBANSKI, a/k/a EDWARD W. LUBANSKI, JR. Deceased.</p><p>NOTICE TO CREDITORS</p><p>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.</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 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.</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 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: ADRIAN J. MUSIAL, JR. 1211 West Fletcher Avenue Tampa, Florida 33612-3363</p><p>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</p><p>9/12-9/19/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CASE NO. 23-CA-017343</p><p>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;</p><p>(Continued on next page)</p></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION, INC., Defendant. NOTICE OF SALE 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 www.hillsborough.realforeclose.com, 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 ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i> 9/12-9/19/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003000 Division B IN RE: ESTATE OF RICHARD JOHN SAMIT Deceased. NOTICE TO CREDITORS 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 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, 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 & 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 ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-012713, DIVISION H NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. NILDA SANTOS, a single woman, Defendant. NOTICE OF SALE 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</div>	<div>HILLSBOROUGH COUNTY 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 October 24, 2025 at 10:00 A.M., electronically online at http://www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i> 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-021835 CARROLLWOOD VILLAGE PHASE III HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. 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, 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-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 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 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 ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA 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. NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN 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</div>	<div>HILLSBOROUGH COUNTY Clerk of the Hillsborough County Court will sell to the highest bidder for cash on October 31, 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: 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 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 ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-012031 Division: Family IDALMIS MARQUEZ FERNANDEZ, Petitioner, and FRANCISCO JAVIER SOVALBARRO, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) 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. 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 9/5/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Laronda Jones Deputy Clerk 9/12-10/3/25LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-11903 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 Cir-</div>	<div>HILLSBOROUGH COUNTY cuit 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 9/9/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Erma Yerdon Deputy Clerk 9/12-10/3/25LG 4T ----- IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-011624 Division: BP OMAYRA LOPEZ SOTO, Petitioner, and ROBERTO CANCEL RODRIGUEZ, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) 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. 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 29, 2025 Victor D. Crist Clerk of the Circuit Court By: /s/ E. Byerl Deputy Clerk 9/12-10/3/25LG 4T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-1871 Division: Probate IN RE: ESTATE OF BARBARA D. HARRIS Deceased. NOTICE TO CREDITORS 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. 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</div>	<div>HILLSBOROUGH COUNTY E-Mail: paul@pjmattorneys.com 9/12-9/19/25LG 2T ----- IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-3055 DIVISION A Florida Bar #308447 IN RE: ESTATE OF RYAN MICHAEL GILBERT, Deceased. NOTICE TO CREDITORS 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 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 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: wrmumbauer@aol.com 205 N. Parsons Avenue Brandon, FL 33510 813/685-3133 9/12-9/19/25LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION CASE NO.: 24-CA-008893 DIVISION: O JH & 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. NOTICE OF FORECLOSURE SALE 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 & 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 www.hillsborough.realforeclose.com on October 20, 2025 at 10:00 a.m. 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 ADA@fjud13.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. Dated September 9, 2025 /s/ V. Stephen Cohen V. Stephen Cohen, Esquire Florida Bar No.: 0948756 Primary: scohen@bcalaw.com Secondary: heckman@bcalaw.com 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> (Continued on next page)</div>

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<div>HILLSBOROUGH COUNTY THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 170, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on <u>October 3, 2025</u>. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed. If you are a person with a disability who 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. <i>/s/ Michelle T. Reiss</i> 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 9/12-9/19/25LG 2T</div> <div>NOTICE OF ACTION <i>Hillsborough County</i> BEFORE THE BOARD OF NURSING <i>IN RE: The license to practice Registered Nursing</i> Lynn Renee Brannon, R.N. 4811 River Vista Lane, Apt# B Tampa, FL 33617 CASE NO.: 2024-19993 LICENSE NO.: RN9573066 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. 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. 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>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</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002718 Division A IN RE: ESTATE OF</div>	<div>HILLSBOROUGH COUNTY 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: <table><tr><th>Name</th><th>Address</th></tr><tr><td>Guardianship of Madelyn Rose Woodard</td><td>4103 Brooke Drive Valrico, FL 33594</td></tr><tr><td>Guardianship of Nathan Daniel Akins</td><td>16126 Alderman Turner Rd Wimauma, FL 33598</td></tr><tr><td>Lucas Akins</td><td>504 Rosier Road Brandon, FL 33510</td></tr></table> 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 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</div> <div>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 396052 perry@grumanlaw.com 9/12-9/19/25LG 2T</div> <div>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 PER-</div>	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	<div>HILLSBOROUGH COUNTY IOD 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: <i>/s/ Alfred V. Nicoletti</i> 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</div> <div>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 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.</div>	<div>HILLSBOROUGH COUNTY 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: <i>/s/ Yuki Shao</i> 12421 Gentle Swan Place Odessa, Florida 33556 Attorney for Personal Representative: <i>/s/ Helen M. Skala, Esq.</i> 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</div> <div>NOTICE OF ACTION <i>Hillsborough County</i> BEFORE THE BOARD OF MESSAGE <i>IN RE: The license to practice as a Licensed Massage Therapist</i> 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 32399-3265, (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</div> <div>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, 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 <i>/s/ Kelley L. Church</i> Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (850) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwbaw.com E-mail: kcchurch@qpwbaw.com Attorney for Plaintiff 9/12-9/19/25LG 2T</div> <div>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</div>	<div>HILLSBOROUGH COUNTY 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, 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 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 <i>/s/ Scott B. Tankel</i> 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>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: <i>/s/ Isha Tirado-Baker</i> Deputy Clerk 9/5-9/26/25LG 4T</div> <div>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 (Continued on next page)</div>
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											

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY MINOR CHILDREN NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: ZA'NIYA EVANS, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: Ma'Lyah Evans born on 2/28/2021, Makhi Evans born on 4/25/2022, and Amir Scott born on 4/11/2023. You are hereby commanded to appear on October 17, 2025, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact juvdepdivb@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of August, 2025. Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk 9/5-9/26/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NOS. 21-DP-708, 22-DP-330, 23-DP-578 DIVISION: B IN THE INTEREST OF: Ma'Lyah Evans DOB: 2/28/2021 Makhi Evans DOB: 4/25/2022 Amir Scott DOB: 4/11/2023 MINOR CHILDREN NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: ZA'NIYA EVANS, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: Ma'Lyah Evans born on 2/28/2021, Makhi Evans born on 4/25/2022, and Amir Scott born on 4/11/2023. You are hereby commanded to appear on October 17, 2025, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact juvdepdivb@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of August, 2025. Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk 9/5-9/26/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NOS. 21-DP-708, 22-DP-330, 23-DP-578 DIVISION: B IN THE INTEREST OF: Ma'Lyah Evans DOB: 2/28/2021 Makhi Evans DOB: 4/25/2022 Amir Scott DOB: 4/11/2023 MINOR CHILDREN NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: ZA'NIYA EVANS, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: Ma'Lyah Evans born on 2/28/2021, Makhi Evans born on 4/25/2022, and Amir Scott born on 4/11/2023. You are hereby commanded to appear on October 17, 2025, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact juvdepdivb@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of August, 2025. Victor Crist, Clerk of Court By: s/ Pamela Hendry As Deputy Clerk 9/5-9/26/25LG 4T</div>	<div>HILLSBOROUGH COUNTY ticipate 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>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-007218 DIVISION: E SCOTT HENDERSON and TARA L. HENDERSON, Plaintiffs, vs. RUSKIN COMMONGOOD SOCIETY and ALL OTHER UNKNOWN PARTIES, Defendants. NOTICE OF ACTION TO: Defendants, RUSKIN COMMON- GOOD SOCIETY and ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, SCOTT HENDERSON and TARA L. HENDERSON, Complaint to Quiet Title to Real Property ("Complaint") filed in this action. YOU ARE NOTIFIED that an action to quiet title to the following property in 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>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.: 1609270100 Certificate No.: 2023 / 14012 File No.: 2025-689 Year of Issuance: 2023 Description of Property: BEG NW COR RUN S 132.04 FT E 25.01 FT FOR POB THN E 430.05 FT THN S 424.57 FT TO PT ON LMTD ACCESS R/W LINE CROSSTOWN X-WAY THN N 84DW 121.80 FT THN N 86DW 308.78 FT THN N ALONG E R/W LINE OF MAYDELL DR 392.22 FT TO THE POB SEC - TWP - RGE: 23 - 29 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: MAYER PROPERTIES III ATTN: CHARLIE COLLAT MAYER PROPERTIES III All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough.realtaxdeed.com. 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</div>	<div>HILLSBOROUGH COUNTY Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk 9/5-9/26/25LG 4T</div> <div>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.: 0335801308 Certificate No.: 2018 / 2974 File No.: 2025-690 Year of Issuance: 2018 Description of Property: TROUT CREEK COMMONS PHASE II LOT 4 PLAT BK / PG: 80 / 88 SEC - TWP - RGE: 12 - 27 - 19 Subject To All Outstanding Taxes Name(s) in which assessed: TOM SASH / TRUSTEE TOM SASH, AS TRUSTEE All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 8/29/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Carolina Muniz, Deputy Clerk 9/5-9/26/25LG 4T</div> <div>NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1488210468 Certificate No.: 2023 / 12940 File No.: 2025-691 Year of Issuance: 2023 Description of Property: WATERSIDE CONDOMINIUM III BLDG 8 UNIT 101 PLAT BK / PG: 8 / 17 SEC - TWP - RGE: 28 - 28 - 19 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. 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>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. 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>MANATEE COUNTY 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. 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>NOTICE OF APPLICATION FOR TAX DEED The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1876540000 Certificate No.: 2023 / 15602 File No.: 2025-696 Year of Issuance: 2023 Description of Property: BANZA BANZA LOT 4 BLOCK 2 PLAT BK / PG: 2 / 68 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. 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>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. 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>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 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. 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>MANATEE COUNTY 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. 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>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 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. 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>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 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. 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>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 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. 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>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY</div> <div>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. 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>-----</div> <div>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</div> <div>IN THE INTEREST OF: S.G. DOB: 4/6/2022 MINOR CHILD</div> <div>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, 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 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</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY DIVISION CASE NO.: 24-DR-013114 DIVISION: J</div> <div>IN RE: THE MARRIAGE OF BRYAN DAVID HENSON, Petitioner/Husband, and SHOSHANNA HENSON, Respondent/Wife.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE COMES NOW, Petitioner/Husband, BRYAN DAVID HENSON, by and through the undersigned counsel, and files this Notice of Action for Dissolution of Marriage (hereinafter "Notice"), and in support thereof, states as follows: TO: Respondent/Wife, SHOSHANNA HENSON, whose last known address is 2205 Lauren Circle, Brandon, Florida 33510. YOU ARE HEREBY NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on J. Robert Angstadt, Esquire, Cara L. Powell, Esquire, Victoria Fraley, Esquire, Tyla S. Jones, Esquire, and the law firm of Tampa Divorce, Attorneys for Petitioner/Husband, BRYAN DAVID HENSON, whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Monday, October 6, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St. Room 604, Tampa, Florida, 33602. If you fail to do so, a default may be entered against you for the relief demanded in Husband's Petition for Dissolution of Marriage and Other Relief filed on October 11, 2024. Copies of all court documents in this case, including orders, are available at the</div>	<div>HILLSBOROUGH COUNTY</div> <div>Clerk of the Circuit Court's office, located at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. You may review these documents upon request. You must keep the Clerk of Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addressees) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 8/27/2025 Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Isha Tirado-Baker Deputy Clerk 8/29-9/19/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CC-020419 DIVISION: R</div> <div>KATARZYNA MARCINIEC, Plaintiff, v. ANNA MOSZKOWICZ, Defendant.</div> <div>NOTICE OF ACTION TO: ANNA MOSZKOWICZ Last Known Address: 5301 Alafia Falls Drive, Lithia, FL 33547 YOU ARE NOTIFIED that an action has been filed against you in the above-styled Court regarding the unlawful retention of funds connected to a vacation rental transaction arranged through VRBO. The Plaintiff seeks monetary damages against you. You are required to serve a copy of your written defenses, if any, to this action on: KATARZYNA MARCINIEC, Pro Se Plaintiff 475 Central Ave., Suite 400F St. Petersburg, FL 33701 Email: kasiamarciniec@yahoo.com on or before September 25, 2025, and file the original with the Clerk of this Court either before service on Plaintiff or immediately thereafter. 800 E Twiggs Street, Tampa, FL 33602. If you fail to do so, a default may be entered against you for the relief requested in the Complaint. WITNESS my hand and seal of this Court on this August 20, 2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County, Florida By: /s/ Jessica Saladin Deputy Clerk 8/29-9/19/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-009716 Division: CP</div> <div>KIMBERLY FLOWERS, Petitioner, and CIAIRRA MORRISON, Respondent.</div> <div>NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY TO: QUANTAVIOUS JACKSON Address Unknown YOU ARE NOTIFIED that an action for Temporary Custody has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KIMBERLY FLOWERS, whose address is 5608 Madrigal Way, Apollo Beach, FL 33572, on or before 10/1/2025, and file the 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 August 26, 2025 Clerk of the Circuit Court By: s/ Mary Glover Deputy Clerk 8/29-9/19/25 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 23-DP-221, 22-DP-497 DIVISION: B</div> <div>IN THE INTEREST OF: S.C. DOB: 6/25/2017 S.C. DOB: 3/22/2022 S.C. DOB: 3/30/2023 MINOR CHILDREN</div> <div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: NATALIE CHIN, address unknown YOU ARE HEREBY NOTIFIED that the</div>	<div>HILLSBOROUGH COUNTY</div> <div>State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: S.C., S.C. S.C. born on 6/25/2017, 3/22/2022, 3/30/2023. You are hereby commanded to appear on October 17, 2025, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, Florida 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE 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 OFFICEOF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 18th day of August, 2025. Victor Crist, Clerk of Court By: s/ Santiago Zambano As Deputy Clerk 8/29-9/19/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 23-DP-221, 22-DP-497 DIVISION: B</div> <div>IN THE INTEREST OF: S.C. DOB: 6/25/2017 S.C. DOB: 3/22/2022 S.C. DOB: 3/30/2023 MINOR CHILDREN</div> <div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: SINCLAIR CHIN, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: S.C., S.C. S.C. born on 6/25/2017, 3/22/2022, 3/30/2023. You are hereby commanded to appear on October 17, 2025, at 9:00 AM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, Florida 33602, for an ADVISORY HEARING. 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 OFFICEOF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 18th day of August, 2025. Victor Crist, Clerk of Court By: s/ Santiago Zambano As Deputy Clerk 8/29-9/19/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 25-DR-007261 DIVISION: F</div> <div>In Re: The Adoption of a Minor Child: J.J.C. Petitioner</div> <div>NOTICE OF ACTION – TERMINATION OF PARENTAL RIGHTS AND GRANDPARENT ADOPTION TO: CELIA VERONICA ABAD l/k/a 2051 East Mulberry Drive Tampa, FL 33604 YOU ARE NOTIFIED that an action for Termination of Parental Rights and Grandparent Adoption has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Nancy L. Browder, Esq., Law Offices of Robert M. Geller, P.A., 807 W. Azeele St., Tampa, Florida 33606, U.S.A., Petitioner's attorney, on or before September 18, 2025, and file the original with the clerk at of this court at 800 E. Twiggs St., Tampa, FL 33602 either before service on</div>	<div>HILLSBOROUGH COUNTY</div> <div>Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the Clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking pleadings. WITNESS my hand and seal of said Court on this 13th day of August, 2025. Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: s/ Isha Tirado-Baker As Deputy Clerk 8/29-9/19/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2025-CA-000832 DIVISION: K</div> <div>ELBA RODRIGUEZ, Plaintiff, v. HECTOR VENEGAS, LUIS VENEGAS, THE ESTATE OF HERMAN VENEGAS, EDWARD VENEGAS, MADELINE VENEGAS, JOSE PEREZ COLPETAN, THE ESTATE OF JOSE VENEGAS, THE ESTATE OF ADELINA VENEGAS and any and all JOHN DOES or JANE DOES representing all unknown parties who may have some right, title, or interest in the subject property, Defendant(s).</div> <div>NOTICE OF ACTION TO: All unknown parties claiming interests by, through, under or against ADELINA VENEGAS, DECEASED; JOSE VENEGAS, DECEASED; HERMAN VENEGAS, DECEASED; OR EDUARDO VENEGAS, DECEASED and all unknown parties who may have some right, title, or interest in the property described below. YOU ARE NOTIFIED that an action to quiet title to the following property in Hillsborough County, Florida: LOT 10, BLOCK 1, IVY ESTATES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE(S) 74, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA. PARCEL ID: U-09-30-20-2OB-000001-00010.0 FOLIO ID: 074405-1120 Site Address: 3420 Yale Circle, Riverview, FL 33578 (hereinafter "Property") has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeremy Aschman, Esq., the plaintiff's attorney, whose address is 710 Oakfield Drive, Suite 158, Brandon, FL 33511, within thirty (30) days of the date which this Notice was first published, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Dated 8/25/2025 Victor D. Crist Clerk of Circuit & County Courts By: s/ Isha Tirado-Baker As Deputy Clerk Edison & Edison, PLLC 8/29-9/19/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA FAMILY LAW DIVISION Case No.: 25-DR-002242 Division: D</div> <div>IN RE: THE MARRIAGE OF: ZUZANA FAZEKASOVA, Petitioner/Wife, and TIMOTHY C. DRISCOLL JR., Respondent/Husband.</div> <div>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILDREN) TO: TIMOTHY C. DRISCOLL JR. 12123 Wildbrook Drive Riverview, FL 33569 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ZUZANA FAZEKASOVA c/o her attorney of record, Shirin Rustomji, Esq., whose address is 3242 Henderson Blvd., Ste. 310, Tampa, FL 33609 on or before September 26, 2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property including but not limited to: Personal Property, 12123 Wildbrook Drive, Riverview, FL 33569. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of 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</div>	<div>HILLSBOROUGH COUNTY</div> <div>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</div> <div>-----</div> <div>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</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 22-DP-753 DIVISION: S</div> <div>IN THE INTEREST OF: I.V. DOB: 5/3/2016 MINOR CHILD</div> <div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: KATIE TUCKER 1421 Peachfield Dr., Valrico, FL 33596 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.V. born on 5/3/2016. You are hereby commanded to appear on October 10, 2025, at 9:00 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East 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 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</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-008220 Division: C</div> <div>DIANA OREJUELA, Petitioner and OSCAR D. ARCILA, Respondent.</div> <div>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: 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 (Continued on next page)</div>

HILLSBOROUGH COUNTY

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

MANATEE COUNTY

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

CASE NO.: 2025CA001255AX

PHH MORTGAGE CORPORATION Plaintiff,

vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HARRIETT D. ZAMBITO A/K/A H. HARRIETT DEE ZAMBITO A/K/A H. DEE ZAMBITO A/K/A HARRIETT DEE HOPKINS A/K/A HARRIETT ZAMBITO, ET AL., Defendant(s).

NOTICE OF ACTION

TO: Shannon Michelle Zambito A/K/A Shannon Michelle Ballon A/K/A Shannon M. Zambito Last Known Address: 764 Northshore Drive, Anna Maria, FL 34216 Current Residence: UNKNOWN Shannon Michelle Zambito A/K/A Shannon Michelle Ballon A/K/A Shannon M. Zambito Last Known Address: 764 Northshore Drive, Anna Maria, FL 34216 Current Residence: UNKNOWN Unknown Spouse of Harriett D. Zambito A/K/A Harriett Dee Zambito A/K/A H. Dee Zambito A/K/A Harriett Dee Hopkins A/K/A Harriett Zambito Last Known Address: 764 Northshore Drive, Anna Maria, FL 34216 Current Residence: UNKNOWN Unknown Beneficiaries of the H. Dee Zambito Revocable Living Trust dated September 8, 2004 Last Known Address: 764 Northshore Drive, Anna Maria, FL 34216 Current Residence: UNKNOWN Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Harriett D. Zambito A/K/A Harriett Dee Zambito A/K/A H. Dee Zambito A/K/A Harriett Dee Hopkins A/K/A Harriett Zambito Last Known Address: 764 Northshore Drive, Anna Maria, FL 34216 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 19, BLOCK 17, SECOND ADDITION TO SHORE ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 29 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive,

MANATEE COUNTY

Suite 900, Coral Springs, FL 33071, within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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.

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

WITNESS my hand and the seal of this Court this 16th day of September, 2025.

Angelina Colonnesso As Clerk of Court By: s/ Kris Gaffney Deputy Clerk Miller, George & Suggs, PLLC

9/19-9/26/25LG 2T

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

Case No.: 25-CP-001502

IN RE: ESTATE OF JENIKA E DAMAS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jenika E. Damas, deceased, whose date of death was March 15, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons 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 19, 2025.

Personal Representative: Jonas M. Antoine 7915 113th Avenue E. Parrish, FL 34219

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

9/19-9/26/25LG 2T

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

CASE NO.: 2022-CA-000542

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F, Plaintiff,

vs. KOLSTER L. JONES, JR.; ET AL., Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on November 27, 2023 in the above-captioned action, the following property situated in Manatee County, Florida, described as:

LOT 13, BLOCK B, KINGSFIELD, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGE 20 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Angelina "Angel" Colonnesso, on the 5th day of November, 2025 at 11:00 a.m. (Eastern Time) by electronic sale at www.manatee.realforeclose.com to the highest bidder, for cash, after giving

MANATEE COUNTY

notice as required by section 45.031, Florida Statutes.

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

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

Dated this 5th day of August, 2025

/s/ MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: sbaker@storeylawgroup.com Attorneys for PLAINTIFF

9/19-9/26/25LG 2T

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

PROBATE DIVISION

Case No.: 25-CP-001650

IN RE: ESTATE OF RICHARD J. CAULFIELD, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard J. Caulfield, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons 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 19, 2025.

Personal Representative: Jennifer St. Hill 76 Wolcott Avenue Middletown, RI 02842

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

9/19-9/26/25LG 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, 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

MANATEE COUNTY

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 or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (list in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-1011 or www.floridabar.org/public/lrs/.

IF YOU ARE A PERSON WITH 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, 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 Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 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 FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

CASE #: 2025-CP-001421

IN RE: ESTATE OF ROBERT P. WHITFORD, Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT P. WHITFORD, deceased, whose date of death was November 19, 2024; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2025-CP-001421; the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons who have claims or de-

MANATEE COUNTY

mands 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 19, 2025.

Personal Representative: Angela M. Whitford-Downing 39 Marion Avenue Norwood, MA 02062

Attorney for Personal Representative: Martin P. FitzGerald, Esquire FBN 1044315 ~ marty@wtpelf.com Atty. for Angela M. Whitford-Downing, PR Wills, Trusts, Probate and Elder Law Firm 6751 Professional Parkway, Suite 104 Sarasota, FL 34240 Telephone (941) 914-9145 Fax (941) 914-9514

9/19-9/26/25LG 2T

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" Colonnesso, 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 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, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

DATED this 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

NOTICE OF ACTION

Manatee County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice as a Certified Nursing Assistant

Erica N. McNair, C.N.A.

703 30th Street East

Palmetto, FL 34221

CASE NO.: 2024-47526 LICENSE NO.: 191969

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.

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.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this pro-

(Continued on next page)

MANATEE COUNTY

ceeding 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

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Shamekia Queenette Williams, 3025 22ND AVE S, St Petersburg, FL 33712-2928; VOI: 302402-01; TYPE: Annual; POINTS: 25800; TOTAL: \$10,961.12; PER DIEM: \$3.78; NOTICE DATE: September 5, 2025 OBLIGOR: Andrea Nicole Baker, 1406 ROYAL DORNOCH DR, Jacksonville, FL 32221; VOI: 312899-01; TYPE: Annual; POINTS: 56300; TOTAL: \$25,815.17; PER DIEM: \$7.88; NOTICE DATE: September 5, 2025 OBLIGOR: Zaritzia Suarez Flores, HC 20 BOX 11188, Juncos, PR 00777 and Melvin Javier Pena Santana, BO VALENCIANO ABAJO CAR 183 R919 KM 3.8, Juncos, PR 00777; VOI: 314692-01; TYPE: Annual; POINTS: 44000; TOTAL: \$19,656.20; PER DIEM: \$6.14; NOTICE DATE: September 5, 2025 OBLIGOR: Ashley Nichole Dorata, 32 OVERHILL RD, Matawan, NJ 07747 and Nicholas Frank Dorata, 32 OVERHILL RD, Matawan, NJ 07747; VOI: 318375-01; TYPE: Annual; POINTS: 44000; TOTAL: \$18,301.46; PER DIEM: \$5.79; NOTICE DATE: September 5, 2025 OBLIGOR: Alfonso Osuna Favila, PRIVADA CORDOBA # 1178 CASTILLA DE LEON EL CID., Mazatlan 82110 Mexico and Yelitza Virginia Gomez Vergara, PRIVADA CORDOBA # 1178 CASTILLA DE LEON EL CID., Mazatlan 82110 Mexico; VOI: 319292-01; TYPE: Annual; POINTS: 25800; TOTAL: \$13,220.89; PER DIEM: \$4.61; NOTICE DATE: September 5, 2025 File Numbers: 25-015250, 25-015286, 25-015296, 25-015309, 25-019264 MDK-42026

TRUSTEE’S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on October 16, 2025 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Flex Vacations Condominium will be offered for sale: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to the sale is the failure to make payments as set forth in the Mortgage in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company encumbering the Timeshare Ownership Interest recorded (See Exhibit A- Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of \$(See Exhibit A-Principal), together with interest accruing on the principal amount due at a per diem of \$(See Exhibit A-Per Diem), and together with the costs of this proceeding and sale, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all

ORANGE COUNTY

unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Michael P. Franco, 350 CEDARHURST ST, Islip Terrace, NY 11752-1405 and Julia J. Franco, AKA Julia Franco, 350 CEDARHURST ST, Islip Terrace, NY 11752-1405; VOI: 216348-01; TYPE: Annual; POINTS: 37000; DATE REC.: May 25, 2016; DOC NO.: 20160270231; TOTAL: \$4,746.73; PER DIEM: \$1.30 OBLIGOR: Anthony Trivels, 129 E CROCUS RD, APT C, Wildwood Crest, NJ 08260-4246 and Valerie A. Trivels, 129 E CROCUS RD, APT C, Wildwood Crest, NJ 08260-4246; VOI: 230915-01; TYPE: Annual; POINTS: 30500; DATE REC.: June 5, 2017; DOC NO.: 20170310935; TOTAL: \$2,340.70; PER DIEM: \$0.54 OBLIGOR: Sattie Persaud, AKA Sattie I. Persaud, 8 MOUNTAIN MANOR RD, Sandy Hook, CT 06482-1489; VOI: 252126-01, 252126-02; TYPE: Annual; Annual; POINTS: 125000, 125000; DATE REC.: September 26, 2018; DOC NO.: 20180567804; TOTAL: \$57,771.34; PER DIEM: \$17.11 OBLIGOR: Edgar Jacinto Vieira Neto, RUA JOSE MINDLIN N-320, Rio De Janiero 22790-686 Brazil and Michelli De Oliveira Rodrigues Vieira, RUA JOSE MINDLIN N-320, Rio De Janiero 22790-686 Brazil; VOI: 316480-01; TYPE: Annual; POINTS: 67100; DATE REC.: March 26, 2024; DOC NO.: 20240174437; TOTAL: \$27,772.00; PER DIEM: \$9.62 OBLIGOR: Leonardo Edmundo Robello, CALLE CORONEL DIAZ 1162, San Martin De Los Andes Q8370DWT Argentina; VOI: 319760-01; TYPE: Annual; POINTS: 112000; DATE REC.: August 5, 2024; DOC NO.: 20240452607; TOTAL: \$43,563.35; PER DIEM: \$15.32 File Numbers: 25-015196, 25-015199, 25-015203, 25-015304, 25-015319 MDK-42027

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Carmen Milagro Vega Arnold, 4240 JACARANDA DR, Lake Wales, FL 33898 and Richard Lee Arnold, 4240 JACARANDA DR, Lake Wales, FL 33898; VOI: 249067-01; TYPE: Odd Biennial; POINTS: 44000; TOTAL: \$5,168.84; PER DIEM: \$1.25; NOTICE DATE: September 8, 2025 OBLIGOR: Maryte Bizinkauskas, 424 N CARY ST, Brockton, MA 02302; VOI: 310775-01; TYPE: Annual; POINTS: 52000; TOTAL: \$3,520.10; PER DIEM: \$0.95; NOTICE DATE: September 8, 2025 OBLIGOR: Tiera Michelle Barrett, 237 PADSTOW DR, Lafayette, IN 47905 and David Benjamin Barrett, 237 PADSTOW DR, Lafayette, IN 47905; VOI: 318064-01; TYPE: Annual; POINTS: 81000; TOTAL: \$40,938.60; PER DIEM: \$13.34; NOTICE DATE: September 8, 2025 OBLIGOR: Brandyn Scott Campbell, 3803 HESS ST, Norton Shores, MI 49444 and Rebecca Lynn Cecil, 3803 HESS ST, Norton Shores, MI 49444; VOI: 323813-01; TYPE: Annual; POINTS: 81000; TOTAL: \$39,943.20; PER DIEM: \$12.85; NOTICE DATE: September 8, 2025 OBLIGOR: Carlos Alberto Jereissati, ALAMEDA DOS AICAS 111 APARTAMENTO 71, Sao Paulo 04086-000 Brazil and Monica Couri Mourad Jereissati, Alameda Dos Aicas 111 Apartamento 71, Sao Paulo 04086-000 Brazil; VOI: 324096-01; TYPE: Annual; POINTS: 56300; TOTAL: \$24,215.56; PER DIEM: \$8.67; NOTICE DATE: September 8, 2025 File Numbers: 25-010299, 25-015277, 25-015308, 25-015356, 25-019296 MDK-42001

TRUSTEE’S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on October 16, 2025 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare

ORANGE COUNTY

Ownership Interests at Flex Vacations Condominium will be offered for sale: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to the sale is the failure to make payments as set forth in the Mortgage in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company encumbering the Timeshare Ownership Interest recorded (See Exhibit A- Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of \$(See Exhibit A-Principal), together with interest accruing on the principal amount due at a per diem of \$(See Exhibit A-Per Diem), and together with the costs of this proceeding and sale, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Pamela Oladele, 2505 TOWNHOUSE DR, Coram, NY 11727; VOI: 319191-01; TYPE: Annual; POINTS: 25800; DATE REC.: July 29, 2024; DOC NO.: 20240434839; TOTAL: \$15,128.04; PER DIEM: \$4.75 OBLIGOR: Shavon Monique Davis, 9204 ELDON DR, Clinton, MD 20735-2942; VOI: 319228-01; TYPE: Annual; POINTS: 270000; DATE REC.: July 29, 2024; DOC NO.: 20240438010; TOTAL: \$115,145.44; PER DIEM: \$36.37 OBLIGOR: Caique Cereda Da Silva, 604 BLUEJAY WAY, Davenport, FL 33896; VOI: 319237-01; TYPE: Annual; POINTS: 56300; DATE REC.: July 29, 2024; DOC NO.: 20240437412; TOTAL: \$26,856.20; PER DIEM: \$8.45 OBLIGOR: James C. Westervelt, 3614 CIRCLE AVE, Reading, PA 19606-2940 and Regina F. Westervelt, 3614 CIRCLE AVE, Reading, PA 19606-2940; VOI: 319363-01; TYPE: Annual; POINTS: 300000; DATE REC.: September 3, 2024; DOC NO.: 20240511050; TOTAL: \$122,208.68; PER DIEM: \$39.20 OBLIGOR: Madison Rose Turchio, 9965 164TH DR, Howard Beach, NY 11414 and Brendan Scott Schatzel, 9965 164TH DR, Howard Beach, NY 11414; VOI: 319413-01; TYPE: Annual; POINTS: 25800; DATE REC.: July 29, 2024; DOC NO.: 20240435281; TOTAL: \$15,288.61; PER DIEM: \$4.81 File Numbers: 25-015312, 25-015313, 25-015314, 25-015315, 25-015316 MDK-41973

TRUSTEE’S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on October 16, 2025 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Flex Vacations Condominium will be offered for sale: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to the sale is the failure to make payments as set forth in the Mortgage in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company encumbering the Timeshare Ownership Interest recorded (See Exhibit A- Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of \$(See Exhibit A-Principal), together with interest accruing on the principal amount due at a per diem of \$(See Exhibit A-Per Diem), and together with the costs of this proceeding and sale, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Valerie Ann Harris, 17915 LUNGO ST, Pflugerville, TX 78660-5979; VOI: 319589-01; TYPE: Annual; POINTS:

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148100; DATE REC.: September 5, 2024; DOC NO.: 20240515299; TOTAL: \$74,932.10; PER DIEM: \$24.12 OBLIGOR: Lori Ruth Lai, 660 SE 7TH AVE, Pompano Beach, FL 33060 and Gerard M Lai, 660 SE 7TH AVE, Pompano Beach, FL 33060; VOI: 319794-01; TYPE: Annual; POINTS: 67100; DATE REC.: July 29, 2024; DOC NO.: 20240435026; TOTAL: \$30,309.32; PER DIEM: \$9.43 OBLIGOR: Allison Dee Bowen, 1828 NORTHGATE DRIVE, Savannah, GA 31404; VOI: 319909-01; TYPE: Annual; POINTS: 44000; DATE REC.: August 7, 2024; DOC NO.: 20240460398; TOTAL: \$15,512.91; PER DIEM: \$4.68 OBLIGOR: Brittney Yvonna Neal-Benson, 1424 WINDY RIDGE LN. SE, Atlanta, GA 30339 and Terrell Anthony Daniely, 737 HEMINGWAY LN., Roswell, GA 30075; VOI: 302254-01; TYPE: Annual; POINTS: 51700; DATE REC.: September 23, 2024; DOC NO.: 20240550609; TOTAL: \$24,209.06; PER DIEM: \$7.65 OBLIGOR: Tempest Shautay Johnson, 216 BAILS ROAD, Elgin, SC 29045; VOI: 320478-01; TYPE: Annual; POINTS: 25800; DATE REC.: September 23, 2024; DOC NO.: 20240550508; TOTAL: \$15,177.29; PER DIEM: \$4.72 File Numbers: 25-015318, 25-015320, 25-015321, 25-015322, 25-015323 MDK-42015

TRUSTEE’S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on October 16, 2025 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Flex Vacations Condominium will be offered for sale: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to the sale is the failure to make payments as set forth in the Mortgage in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company encumbering the Timeshare Ownership Interest recorded (See Exhibit A- Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of \$(See Exhibit A-Principal), together with interest accruing on the principal amount due at a per diem of \$(See Exhibit A-Per Diem), and together with the costs of this proceeding and sale, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Catreta Brice Flowers, 304 SEIFERT RD, New Bern, NC 28560; VOI: 281500-01; TYPE: Annual; POINTS: 125000; DATE REC.: June 25, 2021; DOC NO.: 20210379797; TOTAL: \$18,109.38; PER DIEM: \$5.62 OBLIGOR: Trelle Lashonda Bennett, 527 CALHOUN DRIVE, New Braunfels, TX 78130; VOI: 284152-01; TYPE: Annual; POINTS: 44000; DATE REC.: August 19, 2021; DOC NO.: 20210507121; TOTAL: \$15,391.00; PER DIEM: \$4.72 OBLIGOR: Lafajouji Omarciano Alexander, 133 ABEL PETERSON DR, Mount Holly, NC 28120-1484 and Casandra Lynette Alexander, 133 ABEL PETERSON DR, Mount Holly, NC 28120-1484; VOI: 295813-01; TYPE: Annual; POINTS: 51700; DATE REC.: October 4, 2022; DOC NO.: 20220602793; TOTAL: \$20,969.42; PER DIEM: \$6.89 OBLIGOR: Romanita Jacqueline Courson, 29 PINWHEEL LANE, Palm Coast, FL 32164 and Rodney Norris Mobley, 29 PINWHEEL LANE, Palm Coast, FL 32164; VOI: 320983-01; TYPE: Annual; POINTS: 44000; DATE REC.: September 5, 2024; DOC NO.: 20240515625; TOTAL: \$21,337.19; PER DIEM: \$6.59 File Numbers: 25-015225, 25-015227, 25-015242, 25-015327 MDK-41976

TRUSTEE’S NOTICE OF SALE TO: (See Exhibit A-Obligor) Notice is hereby given that on October 9, 2025 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Flex Vacations Condominium will be offered for sale: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to the sale is the failure to make payments as set forth in the Mortgage in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company encumbering the Timeshare Ownership Interest recorded (See Exhibit A- Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of \$(See Exhibit A-Principal), together with interest

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accruing on the principal amount due at a per diem of \$(See Exhibit A-Per Diem), and together with the costs of this proceeding and sale, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Luis Maza Garcia, PROLONGACION PASEO DE LA REFORMA 5287, Cuajimalpa 05100 Mexico and Paulina Gutierrez Lascurain Gual, PROLONGACION PASEO DE LA REFORMA 5287, Cuajimalpa 05000 Mexico; VOI: 226554-01, 226554-02; TYPE: Annual; Annual; POINTS: 95700, 81000; DATE REC.: March 15, 2017; DOC NO.: 20170137707; TOTAL: \$17,339.74; PER DIEM: \$5.52 OBLIGOR: Edelmarr Patury Monteiro Neto, AV. SAO PAULO ANTIGO #500, APT 102C REAL PARQUE, Sao Paulo 05684-011 Brazil and Roberta Herz Boclin, AV. SAO PAULO ANTIGO #500, APT 102C REAL PARQUE, Sao Paulo 05684-011 Brazil; VOI: 237937-01; TYPE: Even Biennial; POINTS: 44000; DATE REC.: November 13, 2017; DOC NO.: 20170621246; TOTAL: \$4,323.42; PER DIEM: \$1.14 OBLIGOR: Jose Edgar Montano-Moscoso, CONDOMINIO BARCELO KM 9 CARRETERA NORTE, CASA B4, Santa Cruz Bolivia; VOI: 294655-01; TYPE: Annual; POINTS: 110000; DATE REC.: August 30, 2022; DOC NO.: 20220530482; TOTAL: \$37,371.77; PER DIEM: \$11.29 OBLIGOR: Beverley D. Wilson, 23 AURIEL AVE, Dagenham RM108BS United Kingdom and George L. Wilson, 23 AURIEL AVE, Dagenham RM108BS United Kingdom; VOI: 322178-01; TYPE: Annual; POINTS: 20700; DATE REC.: October 1, 2024; DOC NO.: 20240566048; TOTAL: \$11,718.07; PER DIEM: \$3.61 OBLIGOR: Philip Alexander Boudewijn Stolk, VILLANOVA LA ROSA 1, #86, Dubai 8086 United Arab Emirates and Diornanny Vanessa Urdaneta Gonzalez, VILLANOVA LA ROSA 1, #86, Dubai 8086 United Arab Emirates; VOI: 322186-01; TYPE: Annual; POINTS: 44000; DATE REC.: November 12, 2024; DOC NO.: 20240644019; TOTAL: \$14,629.73; PER DIEM: \$4.51 File Numbers: 25-007877, 25-015201, 25-015239, 25-015340, 25-015341 MDK-42036

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Vistana Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Vistana Condominium described as: Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3167, Page 1201, Public Records of Orange County, Florida and all amendments thereof and supplements thereto (‘Declaration’).. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Valerie N Edgcombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Juanita Deans, 5511 SPRUCE TREE AVE, Bethesda, MD 20814-1622; WEEK: 16; UNIT: 0060; TYPE: ; TOTAL: \$2,300.04; PER DIEM: \$0.69; NOTICE DATE: September 4, 2025 File Numbers: 25-016830 MDK-42013

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Vistana Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Vistana Condominium described (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>as: Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3167, Page 1201, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration').. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Frances B. Crocram, 1733 78TH AVE, Baton Rouge, LA 70807-5418; WEEK: 25; UNIT: 0024; TYPE: ; TOTAL: \$2,300.73; PER DIEM: \$0.69; NOTICE DATE: September 8, 2025 OBLIGOR: R. Canul, 2558 STAPLEFORD PL, Wesley Chapel, FL 33543-7602 and T. Avila De Canul, 30321 SOUTHWELL LN, Wesley Chapel, FL 33543-5929; WEEK: 25; UNIT: 0059; TYPE: ; TOTAL: \$1,805.43; PER DIEM: \$0.46; NOTICE DATE: September 8, 2025 OBLIGOR: Merline Leonce, 11408 SW 151 ST TERR, Miami, FL 33176; WEEK: 01; UNIT: 0078; TYPE: ; TOTAL: \$2,287.31; PER DIEM: \$0.69; NOTICE DATE: September 8, 2025 File Numbers: 25-016790, 25-016828, 25-016844 MDK-441989</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Vistana Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Vistana Condominium described as: Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3167, Page 1201, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration').. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Willie F. Mister, 8250 S LOOMIS BLVD, Chicago, IL 60620-3931 and Cheryl L. Howard, 8007 S WASHTENAW AVE, Chicago, IL 60652-2813; WEEK: 19; UNIT: 0080; TYPE: ; TOTAL: \$2,284.55; PER DIEM: \$0.69; NOTICE DATE: September 4, 2025 File Numbers: 25-016845 MDK-42031</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Vistana Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Vistana Condominium described as: Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 3167, Page 1201, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration').. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice</div>	<div>ORANGE COUNTY</div> <div>shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Perry W. Scott, 1602 E BARRINGER ST, Philadelphia, PA 19150-3304 and Barbara Y. Scott, 1602 E BARRINGER ST, Philadelphia, PA 19150-3304; WEEK: 42; UNIT: 0061; TYPE: ; TOTAL: \$1,804.05; PER DIEM: \$0.46; NOTICE DATE: September 3, 2025 OBLIGOR: Steven J. Carrier, 25 ACORN DR, Windsor Locks, CT 06096-1224; WEEK: 20; UNIT: 0062; TYPE: ; TOTAL: \$2,283.86; PER DIEM: \$0.69; NOTICE DATE: September 3, 2025 OBLIGOR: Allan L. Burdett, C/O CARLSBAD LAW GROUP 5050 AVENIDA ENCINAS, SUITE 300, Carlsbad, CA 92008; WEEK: 40; UNIT: 0064; TYPE: ; TOTAL: \$2,297.97; PER DIEM: \$0.69; NOTICE DATE: September 3, 2025 OBLIGOR: Janet S. Boyd, 1009 VIA BIANCA DR, Davenport, FL 33896-6540; WEEK: 25; UNIT: 0073; TYPE: ; TOTAL: \$1,804.05; PER DIEM: \$0.46; NOTICE DATE: September 3, 2025 OBLIGOR: Joe F. Stringer, 5701 25TH AVE E, Tuscaloosa, AL 35405-5237 and Charlotte M Stringer, 5701 25TH AVE E, Tuscaloosa, AL 35405-5237; WEEK: 36; UNIT: 0091; TYPE: ; TOTAL: \$1,786.43; PER DIEM: \$0.46; NOTICE DATE: September 3, 2025 File Numbers: 25-016832, 25-016833, 25-016835, 25-016841, 25-016856 MDK-42044</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Manuel Giovanni Nunez Leon, CALLE LAS FLORES 108 DPT 201 URB LA MOLINA VIEJA 1ERA ETAPA, La Molina, Lima 15024 Peru; VOI: 291096-01; TYPE: Annual; POINTS: 51700; TOTAL: \$19,364.24; PER DIEM: \$6.49; NOTICE DATE: September 4, 2025 OBLIGOR: Lisa Suzanne Hagen, 426 LIPIZZAN LN, Celina, TX 75009-4657 and Joseph Dean Shaffett, 426 LIPIZZAN LN, Celina, TX 75009-4657; VOI: 302655-01; TYPE: Annual; POINTS: 110000; TOTAL: \$42,818.49; PER DIEM: \$13.77; NOTICE DATE: September 4, 2025 OBLIGOR: Realaine Kerstine Rosales, 15704 W WOODLANDS AVE, Goodyear, AZ 85338-4836 and Jose Valentin Rosales, 15704 W WOODLANDS AVE, Goodyear, AZ 85338-4836; VOI: 310459-01; TYPE: Annual; POINTS: 37000; TOTAL: \$19,199.70; PER DIEM: \$5.78; NOTICE DATE: September 4, 2025 OBLIGOR: Elisa Beth Delapa, 48 BROWER STREET, West Haven, CT 06516 and Jeffrey Jawhan Bryant, 48 BROWER STREET, West Haven, CT 06516; VOI: 313332-01; TYPE: Annual; POINTS: 67100; TOTAL: \$28,838.97; PER DIEM: \$8.84; NOTICE DATE: September 4, 2025 OBLIGOR: Sasa Kovalenko, 289 MT HOPE AVE, #413, Dover, NJ 07801 and Aleksandra Jevtovic, 289 MT HOPE AVE, #413, Dover, NJ 07801; VOI: 316149-01; TYPE: Annual; POINTS: 67100; TOTAL: \$34,003.58; PER DIEM: \$10.86; NOTICE DATE: September 4, 2025 File Numbers: 25-019177, 25-015252, 25-015274, 25-015289, 25-015302 MDK-42018</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002856-O</div>	<div>ORANGE COUNTY</div> <div>Division 09</div> <div>IN RE: ESTATE OF ANTHONY CIANCIOOTTO Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Anthony Ciaciotto, deceased, whose date of death was July 28, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 2000 E. Michigan St., Orlando, FL 32806. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 September 12, 2025.</div> <div>Personal Representative: Katherine Leon Quitian 415 E. Pine Street, Apt. 714 Orlando, Florida 32801</div> <div>Attorney for Personal Representative: Shawn R.H. Smith Attorney Florida Bar Number: 489492 RTR Law 189 S. Orange Avenue, Suite 840 Orlando, Florida 32801 Telephone: (407) 343-5152 Fax: (954) 370-1992 E-Mail: ssmith@rtrlaw.com</div> <div>9/12-9/19/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2025-CP-002839-O</div> <div>IN RE: ESTATE OF PAULA M. LOVE, Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of PAULA M. LOVE, deceased, whose date of death was July 19th 2025, is pending in the Ninth Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave # 340, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 12, 2025.</div> <div>Signed on September 3rd, 2025.</div> <div>Personal Representative: JAMES PAUL LOVE 1124 Middle Creek Pkwy. Colorado Springs, CO 80921</div> <div>Attorney for Personal Representative: /s/ Monik Markus, Esq. PASSALACQUA LAW FIRM, PLLC 1330 S. Semoran Blvd. Orlando, FL 32807 321-401-0027 FL Bar #1049676 monikmarkus@passalacqualawfirm.com</div> <div>9/12-9/19/25LG 2T</div> <div>IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2024-CC-022327-O</div> <div>Orange Tree Village Condominium, Inc. No. 2, Plaintiff, vs. Ayla Pracillia Anes, Defendant(s).</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>NOTICE is hereby given pursuant to an Order on Plaintiff's Motion to Reschedule Foreclosure Sale, dated September 2, 2025, and entered in Case Number: 2024-CC-022327-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta News</div>	<div>ORANGE COUNTY</div> <div>per, wherein Orange Tree Village Condominium, Inc. No. 2 is the Plaintiff, and Ayla Pracillia Anes is the Defendant, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 o'clock A.M. on October 3, 2025, the following described property as set forth in said Order, to-wit:</div> <div>Property Description: CONDOMINIUM PARCEL E, BUILDING 15, OF ORANGE TREE VILLAGE CONDOMINIUM NO. 2, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2494, PAGE(S) 1200, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</div> <div>Property Address: 2772 Curry Ford Road 15-E, Orlando, FL 32806</div> <div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>Dated the 4th 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/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnnattorneys.com</div> <div>9/12-9/19/25LG 2T</div> <div>IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2025-CC-014548-O</div> <div>Tivoli Gardens Homeowners Association, Inc., Plaintiff, vs. Warmoth Ernest Gibbs, as Trustee of the Warmoth Ernest Gibbs Revocable Trust; et al. Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: Warmoth Ernest Gibbs, as Trustee of the Warmoth Ernest Gibbs Revocable Trust 9574 Bennington Chase Dr. Orlando, FL 32829</div> <div>YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and claim of lien on the following property has been filed in Orange County, Florida:</div> <div>LOT 141, TIVOLI GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGES 120 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</div> <div>A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta Newspaper, 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 Lien Foreclosure Complaint.</div> <div>Dated this 15th day of September, 2025 Tiffany Moore Russell, Clerk of Courts By: /s/ Lauren Scheidt As Deputy Clerk Civil Division 425 N. Orange Avenue, Room 350 Orlando, Florida 32801</div> <div>9/19-9/26/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 482024CA010941A0010X</div> <div>HOF GRANTOR TRUST 1 Plaintiff, vs. J3 EQUITIES, LLC, et al, Defendants</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated August 28, 2025 and entered in Case No. 482024CA-010941A0010X of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein HOF GRANTOR TRUST 1 is the Plaintiff and J3 EQUITIES, LLC, AJIT KOHLI, JAVIER LINARES, PRADEEP PATEL, the Defendants. Tiffany Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at www.orange.realforeclose.com, the Clerk's website for on-line auctions at 11:00 A.M. on October 28, 2025, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>LOT 3, BLOCK F, FLORIDA SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK Q, PAGE 142, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</div> <div>If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, you must file a claim with the Clerk of Court before or no later than the</div>	<div>ORANGE COUNTY</div> <div>date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the Lis Pendens may claim the surplus.</div> <div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</div> <div>"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".</div> <div>DATED at Orange County, Florida, this 15th day of September, 2025. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com By: s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795</div> <div>24-F000307/TL 9/19-9/26/25LG 2T</div> <div>OSCEOLA 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:</div> <div>SONCETO Owner: Dedicated Sonceto Orlando, LP 2970 Sandhill Ridge Court Kissimmee, FL 34741</div> <div>9/19/25LG 1T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</div> <div>MYSTERY WORLD Owner: Ronald Davis 503 Pine Top Pl. Kissimmee, FL 34758</div> <div>9/19/25LG 1T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</div> <div>APEX COLLISION & GLASS Owner: Hamler Espinal 101 E Fletcher Street Suite D Kissimmee, FL 34744</div> <div>9/19/25LG 1T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. SANDRA DEE TARVER, et al., Defendants. Case No: 2023-CA-003875 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated July 21, 2025, and entered in Case No. 2023-CA-003875 of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and SANDRA DEE TARVER; JAMES LEE HARBIN; HARMONY RESIDENTIAL OWNERS ASSOCIATION, INC., are Defendants, Kevin Soto, Esq., Osceola County Clerk of Courts, will sell to the highest and best bidder for cash at Osceola County Historical Courthouse, 3 Courthouse Square, Room 204 (2nd Floor), Kissimmee, Florida 34741 at 11:00 a.m. on October 28, 2025 the following described property set forth in said Final Judgment, to wit: LOT 10, HARMONY NEIGHBORHOOD I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 110-119, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Commonly known as: 3326 SAGEBRUSH ST, HARMONY, FL 34773 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 12, 2025 /s/ Joseph Dillon Joseph Dillon, Esq. Florida Bar No. 95039 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: jdillon@lenderlegal.com EService@LenderLegal.com 11080-1020039</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT

OSCEOLA COUNTY

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

CIVIL DIVISION

CASE NO.: 2025 CA 000740 MF

FREEDOM MORTGAGE CORPORATION PLAINTIFF,

VS.

ANTHONY LUIS COTTO AND JESSICA MARIA GUZMAN, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Jessica Maria Guzman

Last Known Address: 1550 Oak Reserve Drive, Kissimmee, FL 34744

Current Residence: UNKNOWN

TO: Jessica Maria Guzman

Last Known Address: 259 Hawthorne Groves Blvd Apt 104, Orlando, FL 32835

Current Residence: UNKNOWN

TO: Jessica Maria Guzman

Last Known Address: 2140 Fairmont Cir, Orlando, FL 32837

Current Residence: UNKNOWN

TO: Unknown tenant in possession of the subject property

Last Known Address: 1550 Oak Reserve Drive, Kissimmee, FL 34744

Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

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.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 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

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.

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

KELVIN SOTO

As Clerk of Court

By: Kelvin Soto, Esq.

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605

11080-1019783

AMENDED NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

RE: TIMESCAPE RESORTS, LLC

OSCEOLA County, Florida

Non-Judicial Timeshare foreclosure process

NOTICE IS HEREBY GIVEN that, pursuant to an action for non-judicial foreclosure of those certain purchase money mortgages on timeshare interests described below as recorded in the Official Records of Osceola County, Florida, as set forth herein, I will sell, to the highest and best bidder for cash, at **Calypso 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.**, the following described real property located in Osceola County, Florida, to-wit:

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 Records of Osceola County, Florida and all amendments and exhibits thereto.

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

TO: Owner(s)

Last Known Address

Undivided tenant in common fee simple interest Official Records Book and Page of Mortgage Amount due and per diem amount:

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

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

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

Silvia Elena Lacretta Martinez and Maria Leticia Fernandez Bauzan

S/N C/ Juan Zorrilla De San Martin

Canelones 90000

Uruguay

4/13520 undivided tenant in common fee simple interest in Phase 2

LEGAL ADVERTISEMENT

OSCEOLA COUNTY

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

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

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

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

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

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

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 5002, Page 619, Public Records, Osceola County, Florida

\$6,949.39 with a per diem amount of \$3.43 from December 4, 2024

Krista Michelle Wood and Bryan Thomas Wood

1451 Beacon Hill Drive

Highlands Ranch, CO 80126

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

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 \$0.64 from January 7, 2025

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

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

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

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 mortgage lien are as set forth above.

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 undersigned Trustee at the address set forth below.

THIS NOTICE OF PUBLIC AUCTION/ SALE is dated this 29th day of AUGUST, 2025.

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: tom@hodesgavrutis.com

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

PASCO COUNTY

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2025CC004598CCAXES

GRAND OAKS MASTER ASSOCIATION, INC.,

LEGAL ADVERTISEMENT

OSCEOLA COUNTY

Plaintiff,

vs.

TANEEL ZIEGLER,

Defendant.

NOTICE OF ACTION

TO: TANEEL ZIEGLER

25925 Crippen Drive

Land O' Lakes, FL 34638

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

Lot 3, Block 1, of GRAND OAKS PHASE 3, according to the plat thereof, as recorded in Plat Book 50, Page 112, 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 10/20/2025.

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 11, 2025.

By: s/ Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Haley Joyner

Katherine Martinez, Esq.

BUSH ROSS, P.A.

P.O. Box 3913, Tampa, FL 33601

Telephone: (813) 204-6492

Counsel for Plaintiff

9/19-9/26/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP001376CPAXWS

IN RE: ESTATE OF

OLGA R. JENKINS

Deceased

NOTICE TO CREDITORS

The administration of the estate of OLGA R. JENKINS, deceased, whose date of death was February 6, 2025: File Number 2025CP001376CPAXWS, 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 19, 2025.

Personal Representative:

BARBARA L. SIEMION

8621 Schrader Blvd.

Port Richey, FL 34668

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 West Cleveland Street

Tampa, FL 33609

Phone: (813) 254-4744

Fax: (813) 254-5222

Eservice for all attorneys listed above:

GADeservice@GendersAlvarez.com

9/19-9/26/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT

IN AND FOR PASCO COUNTY, FLORIDA

Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust Series 2006-NC1 Asset-Backed Pass-Through Certificates, Plaintiff,

vs.

Marcena C. Caple; Unknown Spouse of Marcena C. Caple n/k/a Loren King; Douglas J. Caple; Unknown Tenant #1 n/k/a Navaeh Sayas; Unknown Tenant #2 n/k/a Michael Rhodes, Defendants.

Case No: 2025CA000740CAAXWS

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Foreclosure dated July 21, 2025, and entered in Case No.

LEGAL ADVERTISEMENT

PASCO COUNTY

2025CA000740CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein Wells Fargo Bank N.A., as Trustee for Carrington Mortgage Loan Trust Series 2006-NC1 Asset-Backed Pass-Through Certificates, is the Plaintiff and Marcena C. Caple; Unknown Spouse of Marcena C. Caple n/k/a Loren King; Douglas J. Caple; Unknown Tenant #1 n/k/a Navaeh Sayas; Unknown Tenant #2 n/k/a Michael Rhodes, are Defendants, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of the Circuit Court will sell to the highest and best bidder for cash online at www.pasco.realforeclose.com at 11:00 AM on October 20, 2025 the following described property set forth in said Final Judgment, to wit: Lot 782, Holiday Lake Estates Unit Eleven, as per plat thereof recorded in Plat Book 10, page 19 of the public records of Pasco County, Florida

Commonly known as: 3215 Kilburn Road, Holiday, FL 34691

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 9, 2025

/s/ Nick Geraci

Nick Geraci, Esq.

Florida Bar No. 95582

Lender Legal PLLC

1800 Pembroke Drive, Suite 250

Orlando, FL 32810

Tel: (407) 730-4644

Attorney for Plaintiff

Service Emails:

ngeraci@lenderlegal.com

EService@LenderLegal.com

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 9th day of September 2025 to:

Marcena C. Caple

3215 Kilburn Road

Holiday, FL 34691

Unknown Spouse of Marcena C. Caple n/k/a Loren King

3215 Kilburn Road

Holiday, FL 34691

Douglas J. Caple

5910 Highway 84 W

Frisco City, AL 36445

Unknown Tenant #1 n/k/a Navaeh Sayas

3215 Kilburn Road

Holiday, FL 34691

Unknown Tenant #2 n/k/a Michael Rhodes

3215 Kilburn Road

Holiday, FL 34691

/s/ Nick Geraci

Nick Geraci, Esq.

11080-1019815

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 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

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

LEGAL ADVERTISEMENT

PASCO COUNTY

for information regarding transportation services.

11080-1019603

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

CIVIL DIVISION

CASE NO.: 2025CA000900CAAXES

FREEDOM MORTGAGE CORPORATION PLAINTIFF,

VS.

PAUL HYMES, ET AL.,

DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 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 & 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

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

CIVIL DIVISION

CASE NO. 2023CA000075CAAXES

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES Plaintiff,

vs.

LEROY BRIM, et al,

Defendants

NOTICE OF SALE

PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated September 4, 2025 and entered in Case No. 2023CA-000075CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES is the Plaintiff and GLORIA BRIM, UNKNOWN TENANT #1, the Defendants. Nikkie Alvarez-Sowles, Clerk of the Circuit Court in and for Pasco County, Florida will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on **October 7, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 10, BLOCK 14, FOX RIDGE, UNIT FIVE, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 116 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (727)

(Continued on next page)

LA GACETA/Friday, September 19, 2025/Page 33




LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>847-8199, via Florida Relay Service". DATED at Pasco County, Florida, this 10th day of September, 2025. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@riselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 033615/TL 9/19-9/26/25LG 2T</div> <div>IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION CASE NO. 512025CP001047CPAXES</div> <div>IN RE: ESTATE OF RONALD G. KROLL, JR., Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of RON-ALD G. KROLL, JR., deceased, Case Num-ber 512025CP001047CPAXES, is pending in the Circuit Court for Pasco County, Flor-ida, Probate Division, the address of which is Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654. The name and address of the personal repre-sentative 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 dem- and is made by a creditor as specified under Section 732.2211, Florida Statutes. All creditors of decedent and other per- sons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITH- IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unma- tured, contingent or unliquidated claims, must file their claims with this Court WITH- IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF- TER DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is September 19, 2025. Personal Representative: JESSICA M. RAINSBERGER 11615 Cowpoke Lane Thonotosassa, FL 33592 Attorney for Personal Representative: Dawn M. Chapman, Esq. Florida Bar #898791 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 9/19-9/26/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001322CPAXWS</div> <div>IN RE: ESTATE OF CYNTHIA ANN STEELE Deceased</div> <div>NOTICE TO CREDITORS The administration of the estate of CYN- THIA ANN STEELE, deceased, whose date of death was May 23, 2024; File Num- ber 2025CP001322CPAXWS, 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 person- al representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PER- IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 19, 2025. Personal Representative: WILLIAM PATRICK BROWNING 10940 Rexdale Avenue Port Richey, FL 34668 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.</div>	<div>PASCO COUNTY</div> <div>2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 9/19-9/26/25LG 2T</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-003354</div> <div>WATERGRASS PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. RAYMOND L. JAMES AND ALMA Y. JAMES, HUSBAND AND WIFE, Defendant(s).</div> <div>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 judg- ment 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 de- scribed 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 Pas- co 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, on October 07, 2025 at 11:00 AM. Any persons claiming an in- terest 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 en- titled, at no cost to you, to the provision of certain assistance. Please contact public information dept., Pasco County govern- ment 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</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 51-2024-CC-006623-CC-AX-ES</div> <div>SUNCOAST MEADOWS MASTER ASSOCIATION, INC., Plaintiff, vs. LAMARA MILLS n/k/a LAMARA TERESE STONE, Defendant.</div> <div>NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursu- ant to the Final Judgment of Foreclosure entered in this cause on September 4, 2025 by the County Court of Pasco Coun- ty, Florida, the property described as: Lot 4, Block 10, SUNCOAST MEAD- OWS - INCREMENT TWO, accord- ing to the plat thereof, as recorded in Plat Book 55, page 129, of the Public Records of Pasco County, Florida. PROPERTY ADDRESS: 3153 Clo- ver 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 par- ticipate in this proceeding, you are en- titled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Govern- ment 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 immedi- ately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 Attorneys for Plaintiff 9/12-9/19/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001505</div> <div>IN RE: ESTATE OF MICHAEL FERRIS FITCH, Deceased.</div> <div>NOTICE TO CREDITORS</div>	<div>PASCO COUNTY</div> <div>The administration of the Estate of Mich- ael 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 attor- ney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviv- ing spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap- ply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI- DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERI- ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 12, 2025. Personal Representative: /s/ William Fitch William Fitch 8206 Underwood Arbor Place Cary, NC 27518 Attorney for Personal Representative: /s/ Marley Dodd, Esq. Marley Dodd, Esq. Fla. Bar No.: 1058457 ZOECKLEIN LAW, P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Tel: (813) 501-5071 Fax: (813) 925-4310 9/12-9/19/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001089CPAXWS</div> <div>IN RE: ESTATE OF SELENIA MARIE MEDINA-WATTS Deceased</div> <div>NOTICE TO CREDITORS The administration of the estate of SELENIA MARIE MEDINA-WATTS, de- ceased, whose date of death was No- vember 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 represen- tative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO- TICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PE- RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 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 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</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION Case No. 24-CA-000509</div> <div>JAMES HERRITT, an individual, Plaintiff, v. ALEXANDER TRUCKING, INC., a Florida corporation, JOE G. ALEXANDER, SR., an individual, and ROBERT ALEXANDER, an individual, Defendants.</div> <div>NOTICE OF SALE NOTICE IS HEREBY GIVEN that pur-</div>	<div>PASCO COUNTY</div> <div>suant 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, Flori- da, described below online at www.pasco.realforeclose.com 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 1/2 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 Av- enue, 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 par- ticipate in this proceeding, you are en- titled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Govern- ment 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 immedi- ately 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 lafalce@anthonyandpartners.com CATHERINE PAIGE ANDRINGA Florida Bar No. 1028374 cpandringa@anthonyandpartners.com Anthony & 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</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-003364</div> <div>LONGLEAF NEIGHBORHOOD ASSOCIATION, INC., Plaintiff, vs. KELLY PHOTOS, Defendant.</div> <div>NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur- suant to the Final Judgment of Foreclo- sure entered in this cause on September 3, 2025 by the County Court, Pasco Coun- ty, 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 www.pasco.realforeclose.com, on October 15, 2025, at 11:00 A.M. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs an accommodation in order to par- ticipate in this proceeding, you are en- titled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Govern- ment 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 immedi- ately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ Katherine Martinez, Esq. Florida Bar No.: 70879 kmartinez@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 9/12-9/19/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA FAMILY LAW DIVISION Case No: 2025DR4384ES</div> <div>ANDRYS CARDOSO CORREA Petitioner, Vs. ADA MARYS MARRERO PADRON, Respondent.</div> <div>NOTICE OF ACTION FOR PUBLICATION TO: ANDRYS CARDOSO CORREA Current address unknown. Believed to be residing out of the country. YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OXALIS B. GARCIA, ESQ. whose address is PO Box 55935, Saint Petersburg, FL 33732, on or before 9/22/2025, and file the original with the clerk of this Court at Pasco County Court, 38053 Live Oak Avenue, Dade City, FL 33523 before service on Petitioner or im-</div>	<div>PASCO COUNTY</div> <div>mediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Fam- ily Law Rules of Procedure, requires certain automatic disclosure of docu- ments and information. Failure to com- ply can result in sanctions, including dismissal or striking of pleadings. Dated August 18, 2025 By: s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Melanie Gray, Deputy Clerk 8/29-9/19/25LG 4T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001073</div> <div>IN RE: ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON, Deceased.</div> <div>NOTICE OF ACTION (formal notice by publication) TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON YOU ARE NOTIFIED that an Amended Inventory, Petition for Discharge, Final Ac- counting of Personal Representative, and Petition for Authorization to Deposit Funds in Court Registry have been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petition- er's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before September 29, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without fur- ther notice. Signed on this 25th day of August, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Jennifer Odell 8/29-9/19/25LG 4T</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001072</div> <div>IN RE: ESTATE OF JONATHAN LUCAS WELLINGTON a/k/a JONATHON L. WELLINGTON, Deceased.</div> <div>NOTICE OF ACTION (formal notice by publication) TO: ANY KNOWN HEIRS OF NOLA SUE THORNBURG, BENEFICIARY OF THE ESTATE OF CHRISTOPHER EDWARD WELLINGTON a/k/a CHRISTOPHER E. WELLINGTON YOU ARE NOTIFIED that an Amended Inventory, Petition for Discharge, Final Ac- counting of Personal Representative, and Petition for Authorization to Deposit Funds in Court Registry has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petition- er's attorney, whose name and address are: Ashly Mae Guernaccini, Esq., 314 S. Missouri Avenue, Suite 201, Clearwater, Florida 33756 on or before September 29, 2025, and to file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgement or order for the relief demanded, without fur- ther notice. Signed on this 25th day of August, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Jennifer Odell 8/29-9/19/25LG 4T</div> <div>PINELLAS COUNTY</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-003242-CI</div> <div>TH MSR HOLDINGS LLC Plaintiff, vs. MICHELE VENISCOFSKI A/K/A MICHELE ANGELA VENISCOFSKI, ET AL., Defendant(s).</div> <div>NOTICE OF ACTION TO: Gary Marvel Louderback Last Known Address: 5745 76th Ave N, Pinellas Park, FL 33781 Current Residence: UNKNOWN TO: Gary Marvel Louderback Last Known Address: 136 Smallwood Dr, Westworth Village, TX 76114 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 2, BOLING-ESKEW SUBDIVI- SION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FORMERLY KNOWN AS THE WEST 70 FEET OF (Continued on next page)</div>

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<div>PINELLAS COUNTY LOTS 7 AND 8, BLOCK 11, PLAT OF PINELLAS PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 92, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC., Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court this 16th day of September, 2025. Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: s/ Stevie Ayars As Deputy Clerk Miller, George & Suggs, PLLC 9/16-9/26/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA FAMILY LAW DIVISION Case No: 25-005205-FD IN RE: THE MATTER OF: YAZMIN DEL CARMEN PALAZZOLO, Petitioner, and GINO PALAZZOLO, Respondent. NOTICE OF ACTION FOR PUBLICATION OF DISSOLUTION OF MARRIAGE TO: GINO PALAZZOLO, 4575 Grove Court, Canton Michigan 48188 YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OXALIS B. GARCIA, ESQ. whose address is PO Box 55935, Saint Petersburg, FL 33732, on or before 28 days after the first date of publication, and file the original with the clerk of this Court at Pinellas County Court, 315 Court St., Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 9/15/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: s/ Thomas Smith Deputy Clerk 9/19-10/10/25LG 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: TROPICAL SMOOTHIE CAFE Owner: IW FL 452 LLC 6400 Park Blvd Pinellas Park, FL 33781 9/19/25LG 1T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-008943-ES Division 003 IN RE: ESTATE OF DIANE F. BROWN, Deceased. NOTICE TO CREDITORS The administration of the estate of Diane F. Brown, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS</div>	<div>PINELLAS COUNTY 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 19, 2025. Personal Representative: Jared D. Brown 635 Court Street, Suite 120 Clearwater, FL 33756 Attorney for Personal Representative: Peter A. Rivellini Florida Bar No. 0067156 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 E-mail Address: peter@jpfirm.com Secondary E-mail: kimh@jpfirm.com 9/19-9/26/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-007715-ES Division 003 IN RE: ESTATE OF LARRY EMERY HILL, Deceased. NOTICE TO CREDITORS The administration of the estate of Larry Emery Hill, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., 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 19, 2025. Personal Representative: s/ Linda H. Kettell LINDA H. KETTELL 4520 South Gaines Rd. Tampa, Florida 33611 Attorney for Personal Representative: s/ Nicholas J. Grimaudo NICHOLAS J. GRIMAUDO Florida Bar Number: 71893 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Blvd. Suite 300 Clearwater, Florida 33759 Telephone: (727) 461-1818 Fax: (727) 462-0365 E-Mail: nicholasg@jpfirm.com Secondary E-Mail: erikam@jpfirm.com 9/19-9/26/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File Number: 25-003996-ES Section: 004 IN RE: ESTATE OF GORDON BARRY ST. GEORGE, Deceased. NOTICE TO CREDITORS The administration of the estate of GORDON BARRY ST. GEORGE, deceased, whose date of death was December 7, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, Room 300, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A</div>	<div>PINELLAS COUNTY 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 PERIOD 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 19, 2025. Personal Representative: Jennifer Lynn St. George 305 Dr. Martin Luther King Jr. St. South Apt 704 St. Petersburg, Florida 33705 Attorney for Personal Representative: Douglas G. Jackson, Esq. Florida Bar Number: 98591 The Law Firm of Douglas G. Jackson, P.A. P.O. Box 13596 St. Petersburg, Florida 33733 Telephone: 800-704-6045 Fax: 727-614-8445 Email: djackson@getyourlegalaction.com Email: sbechteltel@getyourlegalaction.com 9/19-9/26/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-001222-CI FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ARTHUR H. MARTEL, ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 2nd day of September, 2025, and entered in Case No. 25-001222-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ARTHUR H. MARTEL; LOUISE F. MARTEL; and IMPERIAL COVE CONDOMINIUM XI ASSOCIATION, INC are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 15th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT A, BUILDING 11, OF IMPERIAL COVE CONDOMINIUM XI, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4585, PAGE(S) 1171, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 12th 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 11080-1020011 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-007060-CI FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-4, AS OWNER OF THE RELATED MORTGAGE LOAN PLAINTIFF, VS. MARCIA M. HECKATHORNE, ET AL., DEFENDANTS. 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. 23-007060-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-4, as owner of the Related Mortgage Loan is the Plaintiff and MARCIA M. HECKATHORNE;</div>	<div>PINELLAS COUNTY MEB LOAN TRUST VI, U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE; and TIFFANY GARDENS CONDOMINIUM ASSOCIATION, INC are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 7th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: CONDOMINIUM PARCEL: UNIT NO. 129, OF TIFFANY GARDENS APARTMENTS, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE(S) 23-25, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 3455, PAGE 937 ET SEQ., TOGETHER WITH SUCH ADDITIONS AND AMENDMENTS TO SAID DECLARATION AND CONDOMINIUM PLAT AS FROM TIME TO TIME MAY BE MADE AND TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO. ALL AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 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 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,</div>	<div>PINELLAS COUNTY 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 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 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 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 File No. 25-006895-ES Division Probate IN RE: ESTATE OF CAROLYN M. BARTOO (a/k/a CAROLYN MARIE BARTOO) Deceased. NOTICE TO CREDITORS The administration of the estate of CAROLYN M BARTOO, deceased, whose date of death was December 16, 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 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL 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 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 (if any) is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211. The date of first publication of this notice is September 19, 2025. Personal Representative: KATHRYN E. BARTOO 7109 Yacht Basin Avenue, #415 Orlando, Florida 32835 Attorney for Personal Representative: Regina Rabitaille, Esquire Florida Bar No. 86469 E-mail Addresses: regina.rabitaille@nelsonmullins.com, helen.ford@nelsonmullins.com Nelson Mullins Riley & Scarborough LLP 390 North Orange Avenue, Suite 1400 Orlando, Florida 32801 Telephone: (407) 669-4200 9/19-9/26/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION CASE: 25-004268-ES IN RE: THE ESTATE OF CHRISTOPHER LAHIFF, Deceased. NOTICE TO CREDITORS The administration of the estate of Christopher Lahiff, deceased, whose date of (Continued on next page)</div>

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<div><div>PINELLAS COUNTY</div><div>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 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>-----</div><div><div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>Case No. 25-003965-CO</div><div>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, 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 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>-----</div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-008541-ES</div><div>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, 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</div><div>-----</div><div><div>Notice of Public Auction</div><div>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</div></div></div></div></div>	<div><div>PINELLAS COUNTY</div><div>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 TAVIUS 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 HYMAN \$178.75 B07 TAMMY TUCKER \$544.20 D040 KIMBERLY GOLDBOROUGH \$443.70 D114 LOUIS MURRAY \$474.50 C267 TRACY JOHNSON \$334.70 B114 JA'ROD 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 WALSINGHAM 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 \$109.75 400 BRITNEY MALLEN \$348.60 340 KEASHA GRAY \$610.00 9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO.: 25-002590-CI</div><div>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, 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</div></div></div>	<div><div>PINELLAS COUNTY</div><div>in this action: YOU ARE NOTIFIED that an action to quiet title to the following property in Pinellas County, Florida: Property address: 19029 U.S. Highway 19 North #3-19, Clearwater, Florida 33764 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, Parcel No.: 20-29-16-41939-000-0130. 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. Dated on 9/5/2025 Ken Burke, Clerk of Circuit Court 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By s/ Stevie Ayars Deputy Clerk Eggert Fitzpatrick 9/12-10/3/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CASE NO.: 19-000945-CI</div><div>WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR UPLAND MORTGAGE LOAN TRUST A, Plaintiff, vs. NASIM MUBARAK; et al., Defendants. NOTICE OF SALE 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: 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. Shall be sold by the Clerk of Court, Ken Burke, CPA, on the 15th day of October, 2025 at 10:00 a.m. (Eastern Time) at www.pinellas.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4062 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. Dated this 4th day of September, 2025 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: mcoyle@storeylawgroup.com Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff 9/12-9/19/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>FAMILY LAW DIVISION</div><div>Case No.: 24-DR-008362</div><div>Division: 14</div><div>DUONG VAN DINH, Petitioner/Husband, vs. THY MINH NGUYEN, Respondent/Wife. AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: THY MINH NGUYEN 3125 36th St. N., Apt 310 St. Petersburg, FL 33713 (Last Known Address) YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Stephanie Meacham, Esq, whose address is 308 E. Plymouth St., Tampa, FL 33603, on or before November 1, 2025, and file the original with the Clerk of this Court at 315 Court St., Clearwater, FL 33756 before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded on the Petition. The action is asking the Court to decide how the following real or personal property</div></div></div></div>	<div><div>PINELLAS COUNTY</div><div>should be divided: None This Notice will be published in La Gaceta, a weekly newspaper published in Central Florida including Pinellas County. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 8/29/2025 Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, FL 33756 By: /s/ Stevie Ayars Deputy Clerk 9/5-9/26/25LG 4T</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. 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. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE TO: CALEB BOYLES Whereabouts Unknown YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MICHAEL D. FLUKE, ESQ., whose address is 1022 Main Street, Suite E, Dunedin, FL 34698 on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file a Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed to the address on record at the Clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated August 20, 2025 Ken Burke Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith As Deputy Clerk 8/29-9/19/25LG 4T</div><div>-----</div><div><div>POLK COUNTY</div></div></div></div></div>	<div><div>POLK COUNTY</div><div>Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. Dated this 17th day of September, 2025 /s/ Bar #620939 for Michael Coyle MICHAEL COYLE, ESQ. Florida Bar# 1054501 STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Ph: (407) 488-1225 mcoyle@storeylawgroup.com sbaker@storeylawgroup.com Attorneys for Plaintiff 9/19-9/26/25LG 2T</div><div>-----</div><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: RON CARLOS Owner: C Villanueva Company LLC 530 N Dakota Ave Lake Alfred, FL 33850 9/19/25LG 1T</div><div>-----</div><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: FLORIDA CARIBBEAN DISTRILLERS Owner: C Villanueva Company LLC 530 N Dakota Ave Lake Alfred, FL 33850 9/19/25LG 1T</div><div>-----</div><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: TODHUNTER INTERNATIONAL, INC. Owner: C Villanueva Company LLC 530 N Dakota Ave Lake Alfred, FL 33850 9/19/25LG 1T</div><div>-----</div><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: TODHUNTER IMPORTS LTD Owner: C Villanueva Company LLC 530 N Dakota Ave Lake Alfred, FL 33850 9/19/25LG 1T</div><div>-----</div><div><div>PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT</div><div>Florida Department of Environmental Protection Southwest District Draft Permit No. 1050250-012-AV American Environmental Container Corporation Polk County, Florida Applicant: The applicant for this project is American Environmental Container Corporation. The applicant's responsible official and mailing address are: Kirk Sullivan, President, American Environmental Container Corporation, 2302 Lasso Lane, Lakeland, Florida 33801. Facility Location: The applicant operates the existing American Environmental Container Corporation, which is located in Polk County at 2302 Lasso Lane in Lakeland, Florida. Project: The applicant applied on June 5, 2025 to the Department for a Title V air operation permit to renew the current operation permit. This is a renewal of Title V Air Operation Permit No. 1050250-011-AV. The existing reinforced plastic composites facility produces swimming pools, spas, and other associated items. The facility consists of only one (1) emissions unit that uses a resin/gelcoat application process using mechanical (non-atomized/atomized) spray. The resin/gelcoat material contains styrene, a hazardous air pollutant that emits fugitively. This emission unit is subject to 40 CFR 63, subpart WWWW – National Emissions Standards for Hazardous Air Pollutants: Reinforced Plastic Composites Production. Compliance with emission limitations is demonstrated by recordkeeping. Permitting Authority: Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, and 62-213 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility. The Southwest District is the Permitting Authority responsible for making a permit determination for this project. The Permitting Authority's physical address is: (Continued on next page)</div></div></div></div></div></div></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>POLK COUNTY <p>13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is (813)-470-5700.</p><p>Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permit by visiting the following website: https://fidep.dep.state.fl.us/air/emission/apds/default.asp and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.</p><p>Notice of Intent to Issue Permit: The Permitting Authority gives notice of its intent to issue a renewed Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of the existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a proposed permit and subsequent final permit in accordance with the conditions of the draft permit unless a response received in accordance with the following procedures results in a different decision or a significant change of terms or conditions.</p><p>Comments: The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft permit, the Permitting Authority shall issue a revised draft permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.</p><p>Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.</p><p>A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.</p><p>Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that</p></div>	<div>POLK COUNTY <p>the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.</p><p>Mediation: Mediation is not available in this proceeding.</p><p>EPA Review: EPA has agreed to treat the draft/proposed Title V air operation permit as a proposed Title V air operation permit and to perform its 45-day review provided by the law and regulations concurrently with the public comment period, provided that the applicant also transmits an electronic copy of the required proof of publication directly to EPA at the following email addresses: R4TitleVFL@epa.gov. The final Title V air operation permit will be issued after the conclusion of the 45-day EPA review period so long as no adverse comments are received that result in a different decision or significant change of terms or conditions. The status regarding EPA's 45-day review of this project and the deadline for submitting a citizen petition can be found at the following website address: http://www2.epa.gov/caa-permitting/florida-proposed-title-v-permits.</p><p>Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b) (2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at http://wwww2.epa.gov/caa-permitting/florida-proposed-title-v-permits.</p><p>9/19/25LG 1T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 532024CA004620000000</p><p>MIDFLORIDA CREDIT UNION, ISAOA Plaintiff, vs. CARLOS ALBERTA BENCA GALLARDO, et al, Defendants</p><p>NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated August 28, 2025 and entered in Case No. 532024CA0046200000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MIDFLORIDA CREDIT UNION, ISAOA is the Plaintiff and CARLOS ALBERTO BENCA GALLARDO; the Defendant(s). Stacy Butterfield, Clerk of the Circuit Court in and for Polk County, Florida will sell to the highest and best bidder for cash at www.polk.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on October 13, 2025, the following described property as set forth in said Order of Final Judgment, to wit:</p><p>LOT 15, BLOCK 3 OF EDGEWOOD PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</p><p>If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.</p><p>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</p><p>In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.</p><p>DATED at Polk County, Florida, this 12th day of September, 2025.</p><p>RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795</p><p>24-F000468/TL</p><p>9/19-9/26/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA005016000000 FREEDOM MORTGAGE CORPORATION</p></div>	<div>POLK COUNTY <p>PLAINTIFF, VS. ALEXANDER VILLA, 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. 2023CA005016000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ALEXANDER VILLA, MARIANGELI AYALA PADILLA, AND LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC. are 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 10th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 196, Lakeside Landings Phase 3, according to the plat as recorded in Plat Book 168, Pages 5 through 7, of the Public Records of Polk 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 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. Dated this 11th day of September, 2025. By: <u> /s/ Liana R. Hall </u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019962</p><p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-16, Plaintiff, vs. MARTIN H. CHICAS; et al., Defendants. Case No: 2024-CA-003880 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 08/28/2025, and entered in Case No. 2024-CA-003880 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-16, is the Plaintiff and MARTIN H. CHICAS; THELMA CHICAS; and DEER BROOKE SOUTH HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; are Defendant(s), Stacy M. Butterfield, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www.polk.realforeclose.com on October 1, 2025 the following described property set forth in said Final Judgment, to wit: LOT 225, DEER BROOKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, AT PAGE 6, 7 AND 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Commonly known as: 5821 Buck Run Dr, Lakeland, FL 33811 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 10, 2025 /s/ Alexandra Kalman Alexandra Kalman, Esq. Florida Bar No. 109137 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: akalman@lenderlegal.com EService@LenderLegal.com 11080-1019904</p><p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 532024CA001516000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. YADINE DELIAN, 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. 532024CA001516000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MARIE ROSINE DELIAN, YADINE DELIAN, UNKNOWN TENANT</p></div>	<div>POLK COUNTY <p>IN POSSESSION OF THE SUBJECT PROPERTY N/K/A DEREK DELIAN, ORCHID GROVE HOMEOWNERS ASSOCIATION, INC. AND ORCHID GROVE WEST HOMEOWNERS ASSOCIATION, INC. are 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 29th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 364, ORCHID GROVE, according to the plat as recorded in Plat Book 169, Pages 10 through 16, of the Public Records of Polk 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 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. Dated this 10th day of September, 2025. By: <u> /s/ Liana R. Hall </u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019898</p><p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA0046940000000 NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. TRACY M. FLAGG, ET AL., DEFENDANTS. 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. 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 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 77-1, 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. 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 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. Dated this 5th day of September, 2025. By: <u> /s/ Liana R. Hall </u> Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1019710</p><p>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002550A000BA</p><p>IN RE: ESTATE OF LEIGH HAMPTON, Deceased. NOTICE TO CREDITORS The administration of the estate of Leigh Hampton, deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The 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</p></div>	<div>POLK COUNTY <p>THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>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>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 the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes.</p><p>The date of first publication of this notice is September 19, 2025.</p><p>Personal Representative: PNC Bank, N.A. 201 N. Franklin Street, Suite 1500 Tampa, Florida 33602 By: /s/ Charity W. Fuchs Charity W. Fuchs, Vice President</p><p>Counsel for the Personal Representative: BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, PC 200 E. Broward Boulevard, Suite 2000 Fort Lauderdale, Florida 33301 Tel: (954) 768-1600 Fax: (954) 333-7636 By: /s/ Duane L. Pinnock Duane Pinnock, Esq. Florida Bar No. 0568139 Josh A. Kravec, Esq. Florida Bar No. 1025518 dpinnock@bakerdonelson.com jkravec@bakerdonelson.com mndadal@bakerdonelson.com tknott@bakerdonelson.com</p><p>9/19-9/26/25LG 2T</p><p>-----</p><p>IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No. 2025CC-001060-0000-00</p><p>BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MARK MASSIE and JUANITA MASSIE, husband and wife and UNKNOWN TENANT, Defendants.</p><p>NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-001060-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and MARK MASSIE and JUANITA MASSIE, husband and wife and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on November 4, 2025, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:</p><p>Lot 21, BERKLEY RIDGE PHASE 3, a subdivision according to the plat thereof recorded in Plat Book 151, Pages 3 through 7, inclusive, of the Public Records of Polk County, Florida. Property Address: 5684 Dornich Drive, Auburndale, FL 33823-9498</p><p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.</p><p>In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.</p><p>Dated September 10, 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</p><p>9/19-9/26/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2025CP002962A000BA Division: 14</p><p>IN RE: ESTATE OF ERNESTINE CURTIS Deceased. NOTICE TO CREDITORS 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. 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 (Continued on next page)</p></div>

<div>LEGAL ADVERTISEMENT</div> <div>POLK COUNTY</div> <div>LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is 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>NOTICE OF ADMINISTRATIVE COMPLAINT 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>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025CP002916</div> <div>IN RE: ESTATE OF AMJAD ISSAM AWAD, 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 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, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 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 Douglas A. Cohen, Esq. Email: doug@boglelawfirm.com Florida Bar No.: 124063 BOGLE LAW FIRM 101 S. New York Ave., Suite 205 Winter Park, FL 32789 Telephone: 407-834-3311 Fax: 407-834-3302</div> <div>9/12-9/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025-CP-001317</div> <div>IN RE: ESTATE OF GARY EVERETT SHARP, Deceased.</div> <div>NOTICE OF ACTION (formal notice by publication)</div> <div>TO: RONALD SHARP, grandson of the Decedent, whose address is unknown</div> <div>YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court.</div>	<div>LEGAL ADVERTISEMENT</div> <div>POLK COUNTY</div> <div>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.</div> <div>Signed on this 6th day of August, 2025 Stacy M. Butterfield As Clerk of the Court By: /s/ H. Ward As Deputy Clerk</div> <div>8/29-9/19/25LG 4T</div> <div>-----</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY</div> <div>To: TYRONE DURR</div> <div>Case No.: CD202505165/G 3405591</div> <div>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.</div> <div>8/29-9/19/25LG 4T</div> <div>-----</div> <div>SARASOTA COUNTY</div> <div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025-CP002421-NC</div> <div>IN RE: ESTATE OF MARY MCFADDEN KARR, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of MARY MCFADDEN KARR, deceased, whose date of death was March 29, 2024; File Number 2025-CP002421-NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is: August 19, 2025.</div> <div>Personal Representative: WILLIAM ARTHUR MCFADDEN 9102 Retreat Hill Asheville, NC 28801</div> <div>Personal Representative's Attorneys: Chris M. Vorbeck Email: vorblaw@aol.com Florida Bar No. 997201 The Law Office of Chris M. Vorbeck, P.A. 4470 Northgate Court Sarasota, FL 34234 Telephone: (941) 921-3124</div> <div>9/19-9/26/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION</div> <div>CASE NO.: 2025 CP 003690 NC</div> <div>IN RE: ESTATE OF ZELMIRA TREMBA, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The formal administration of the Estate of Zelmira Tremba, deceased, whose date of death was July 9, 2025; is pending in the Circuit Court for Sarasota County, Florida, Probate Division, File No. 2025 CP 003690 NC; the address of which is the Judge Lynn N. Silvertooth Judicial Center, 2002 Ringling Boulevard, Sarasota, Florida 34237. 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, who have claims or demands against decedent's estate, including un-matured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including un-matured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</div>	<div>LEGAL ADVERTISEMENT</div> <div>SARASOTA COUNTY</div> <div>NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is September 19, 2025.</div> <div>Personal Representative: Bradley Tremba 15170 Duffield Road Byron, Michigan 48418</div> <div>Attorney for Personal Representative: Jonathan R. Rubin, Esq. Attorney for Petitioner Florida Bar No.: 794716 8586 Potter Park Drive Sarasota, Florida 34238 (305) 598-7331</div> <div>9/19-9/26/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION</div> <div>CASE NO. 2024 CA 002373 NC</div> <div>GREAT LAKE FUNDING I TRUST Plaintiff, vs. KGG RESIDENTIAL FUND INC., et al, Defendants</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated June 18, 2025, and entered in Case No. 2024 CA 002373 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein GREAT LAKE FUNDING I TRUST is the Plaintiff and KGG Residential Fund, Inc., Palladio Construction, LLC, and Yang Tao, the Defendants. Karen E. Rushing, Clerk of the Circuit Court in and for Sarasota County, Florida will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at 9:00 AM on October 28, 2025, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>Parcel 1 Lot 11, Block 116, Seventh Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 12, Pages 19, 19A through 19N, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 3 Lot 7, Block 115, Seventh Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof as recorded in Plat Book 12, Pages 19, 19A through 19N, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 4 Lot 25, Block 241, Eighth Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, recorded in Plat Book 12, Pages 20, 20A through 20Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 5 Lot 19, Block 223, Eighth Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof, as recorded in Plat Book 12, Pages 20, 20A through 20Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 6 Lot 17, Block 125, Eighth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Pages 20, 20A through 20Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 7 Lot 7, Block 473, Eighth Addition to Port Charlotte Subdivision, according to the map or Plat thereof as recorded in Plat Book 12, Pages 20, 20A through 20Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 8 Lot 12, Block 242, Eighth Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 12, Pages 20, 20A through 20Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 9 Lot 10, Block 433, Ninth Addition to Port Charlotte Subdivision, according to the map or Plat thereof as recorded in Plat Book 12, Pages 21, 21A through 21S, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 10 Lot 29, Block 928, Eleventh Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Pages 2, 2A through 21, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 11 Lot 13, Block 507, Eleventh Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, recorded in Plat Book 13, Pages 2, 2A through 21, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 12 Lot 2, Block 522, Eleventh Addition to Port Charlotte Subdivision, according to the Map or Plat thereof, as recorded in Plat Book 13, Pages 2, 2A through 21, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 13 Lot 24, Block 770, Twelfth Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 13, Pages 8, 8A through 8V, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 14 Lot 4, Block 661, Fourteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 13, Pages 13, 13A through 13Q, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 15 Lot 51, Block 630, Fourteenth Addition to Port Charlotte Subdivision, a subdivision according to the Plat thereof, recorded in Plat Book 13, Pages 13, 13A through 13Q, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 17 Lot 15, Block 637, Fourteenth Addition to Port Charlotte Subdivision, accord-</div>	<div>LEGAL ADVERTISEMENT</div> <div>SARASOTA COUNTY</div> <div>ing to the plat thereof, recorded in Plat Book 13, Pages 13, 13A through 13Q, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 18 Lot 5, Block 870, First Replat in Sixteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 20, Pages 12, 12A through 12E, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 19 Lot 19, Block 1185, Replat of Portions of the Seventeenth and Nineteenth Additions to Port Charlotte Subdivision, a Subdivision according to the Plat thereof, Recorded in Plat Book 15, Pages 10, 10A through 10G, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 21 Lot 16, Block 543, Eighteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Pages 6, 6A through 6V, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 22 Lot 7, Block 591, Eighteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Pages 6, 6A through 6V, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 23 Lot 2, Block 599, Eighteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Pages 6, 6A through 6V, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 24 Lot 13, Block 803, Nineteenth Addition to Port Charlotte Subdivision, according to the map or plat thereof, as recorded in Plat Book 14, Pages 7, 7A through 7P, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 25 Lot 7, Block 825, Nineteenth Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof, as recorded in Plat Book 14, Pages 7, 7A through 7P, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 26 Lot 2, Block 826, Nineteenth Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof, as recorded in Plat Book 14, Pages 7, 7A through 7P, inclusive, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 27 Lot 3, Block 1180, Twenty-fourth Addition to Port Charlotte Subdivision, according to the Plat thereof recorded in Plat Book 14, Pages 14, 14A through 14M, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 28 Lot 8, Block 1327, Twenty-Sixth Addition to Port Charlotte Subdivision, as per Plat thereof, recorded in Plat Book 15, Page 3, 3A through 3S, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 29 Lot 20, Block 1296, Twenty-Sixth Addition to Port Charlotte Subdivision, according to the plat thereof recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 30 Lot 7, Block 1300, Twenty-Sixth Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 31 Lot 25, Block 1727, Thirty-Sixth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 16, Pages 3, 3A through 3M, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 32 Lot 8, Block 1821, Thirty-Seventh Addition to Port Charlotte Subdivision, a Subdivision, according to the map or plat thereof, as recorded in Nat Book 16, Pages 4, 4A through 4H, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 33 Lot 7, Block 2436, Forty-Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 21, Pages 1, 1A through 1Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 34 Lot 19, Block 2405, Forty-Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 21, Pages 1, 1A through 1Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 35 Lot 18, Block 2405, Forty-Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 21, Pages 1, 1A through 1Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 39 Lot 8, Block 2438, Forty-Ninth Addition to Port Charlotte Subdivision, a Subdivision according to the Plat thereof, as recorded in Plat Book 21, Pages 1, 1A through 1Z of the Public Records of Sarasota County, Florida.</div> <div>Parcel 41 Lot 20, Block 2462, Forty-Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Nat Book 21, Pages 1, 1A through 1Z, of the Public records of Sarasota County, Florida.</div> <div>Parcel 42 Lot 34, Block 2466, Forty-Ninth Addition to Port Charlotte Subdivision, according to the Plat thereof, recorded in Plat Book 21, Pages 1, 1A through 1Z, of the Public Records of Sarasota County, Florida.</div> <div>Parcel 43 Lot 3, Block 2075, Forty-Fifth Addition to Port Charlotte Subdivision, according to the plat thereof as recorded in Plat Book 19, Pages 38, 38A through 38GG, of the Public Records of Sarasota County, Florida.</div>	<div>LEGAL ADVERTISEMENT</div> <div>SARASOTA COUNTY</div> <div>Parcel 44 Lot 19, Block 2549, Fifty-First Addition to Port Charlotte Subdivision, according to the Plat thereof as recorded in Plat Book 21, Pages 8, 8A through 8GG, of the Public Records of Sarasota County, Florida.</div> <div>Tax ID: 0963118519; 096408031 3;0964082507;0964082602;0965054316;0965092829;0966050713; 0966052202;0967059107;096705990 2;0969066104;0970063051;0970063 715;0971132708; 0972129620;0972130007;097317272 5;0974182108;0982043310;0982047 307;0986022319; 0986024125;0986024212;098801251 7;1005011507;1005011611;1008254 919;1119240518; 1119240519;1119243808;112124360 7;1121246220;1122087005;1123246 634;1124207503; 1134118003;1136077024</div> <div>If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.</div> <div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</div> <div>"If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days, if you are hearing or voice impaired, call 711."</div> <div>DATED at Sarasota County, Florida, this 15th day of September, 2025.</div> <div>RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rslaw.com</div> <div>By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795</div> <div>104405/TL</div> <div>9/19-9/26/25LG 2T</div> <div>-----</div> <div>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number [920711] from [The Classical Academy of Sarasota Located at 8000 Bee Ridge Road, Sarasota, FL 34241]. Application received: [June 20 2025]. Proposed activity: [Modification of an Existing Stormwater Management System]. Project name: [The Classical Academy of Sarasota Phase II]. Project size: [26.50 acres] Location: S4/T37S/R19E, in Sarasota 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/. 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. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.</div> <div>9/19/25LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ANTONIO D'ARGENIO; et al., Defendants. Case No: 2024 CA 000903 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 01/09/2025, and entered in Case No. 2024 CA 000903 of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and ANTONIO D'ARGENIO; UNKNOWN SPOUSE OF ANTONIO D'ARGENIO; GRAZIA LUBRANO LAVADERA; UNKNOWN SPOUSE OF GRAZIA LUBRANO LAVADERA; and STONEYBROOK AT VENICE COMMUNITY ASSOCIATION, INC., is/are Defendants, Karen E. Rushing, Sarasota County Clerk of Courts will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 a.m. on November 14, 2025, the following described property set forth in said Final Judgment, to wit: LOT 2086, STONEYBROOK AT VENICE, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA Commonly known as: 11742 Tempest Harbor Loop, Venice, FL 34292 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,</div>
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<div>OSCEOLA COUNTY</div> <div><p>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.</p><p>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.</p><p>DATED September 10, 2025 /s/ Rashida L. Willhoit Rashida L. Willhoit, Esq. Florida Bar No. 93582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: rwillhoit@lenderlegal.com eservice@lenderlegal.com</p><p>If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079. Telephone: (941) 861- 7400. If you are hearing or voice impaired, please call 711. 11080-1019931</p></div> <div><div>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION CASE #: 2025-CP-004072-NC</div><div>IN RE: ESTATE OF HARRIETT B. KILLEN, Deceased.</div><div><div>NOTICE TO CREDITORS</div><div><p>The administration of the estate of HARRIETT B. KILLEN, deceased, whose date of death was June 26, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-004072-NC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>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.</p><p>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.</p><p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is September 19, 2025.</p><p>Personal Representative: Bradley A. Butler 4102 39th Street E Bradenton, FL 34208</p><p>Attorney for Personal Representative: Gregory A. Kaiser, Esquire FBN 47376 ~ greg@wtpelf.com Attorney for Bradley A. Butler, PR Wills, Trusts, Probate and Elder Law Firm 6751 Professional Parkway, Suite 104 Sarasota, FL 34240 Telephone (941) 914-9145 Fax (941) 914-9514</p></div><div>9/19-9/26/25LG 2T</div></div><div><div>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000984 NC Division 1</div><div>IN RE: ESTATE OF GENE THOMAS Deceased.</div><div><div>NOTICE TO CREDITORS</div><div><p>The administration of the estate of Gene Thomas deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is September 19, 2025.</p><p>Personal Representative: Nichole Thomas 12 Ferguson Drive Tallmadge, Ohio 44278</p><p>Attorney for Personal Representative: Amanda M. Zganjar 190 East Avenue Tallmadge, Ohio 44278</p></div></div></div><div><div>PASCO COUNTY</div><div><p>Email Address: amanda@ms-legalgroup.com Florida Bar No. 1049174 190 East Avenue Tallmadge, Ohio 44278 Telephone: (330) 633-0666</p></div><div>9/19-9/26/25LG 2T</div></div><tr><td><div>PASCO COUNTY</div><div><div>NOTICE OF PUBLIC HEARING</div><div>Notifying the public of the Hillsborough Transit Authority (HART)</div><div>FY2026 Final Millage Rate & FY2026 Final Annual Budget</div><div>The Public Hearing will be held on:</div><div>Monday, September 22, 2025 5:30 p.m.</div><div>HART Administrative Office 1201 East 7th Avenue Tampa, FL 33605</div><div>A FINAL DECISION on the millage rate that will result in a tax increase and the budget will be made at this Public Hearing.</div></div><div><div>For more information or to submit a public comment visit www.GoHART.org or contact Customer Service at (813) 254-4278.</div><div>A copy of the documentation for the millage presentation and FY2026 budget presentation can be found at https://GoHART.org/Pages/trans-budget.aspx</div><div>A copy of the agenda and supporting documents are available on the HART website at http://GoHART.org/Pages/AboutUS-PublicMeetings.aspx</div><div>The public can listen and view the meeting live via HART's official YouTube channel: https://www.youtube.com/user/harttransit</div><div>Provisions have been made for any member of the public desiring to participate in the meeting including offering public comments. Public comments offered virtually will be afforded equal consideration as the public comments offered in person.</div><div>To submit comments, documents, or to register for participation contact Danielle Jackson at JacksonD2@GoHART.org or (813) 955-2426 by 5 p.m. on Sunday, September 21, 2025.</div><div></div></div><div><div>INVITATION TO BID</div><div>The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for Expansion Joint Replacement Project.</div><div>BID #24-27</div><div>EXPANSION JOINT REPLACEMENT PROJECT, RAYMOND JAMES STADIUM</div><div>MANDATORY PRE-BID CONFERENCE</div><div>THURSDAY, OCTOBER 2, 2025 AT 10:00AM (ENTRANCE B/C OFF HIMES AVENUE - RAYMOND JAMES STADIUM)</div><div>BID DUE DATE</div><div>TUESDAY, OCTOBER 14, 2025 <i>NOT LATER THAN</i> 10:00AM</div><div>Bid packages will be available for distribution on Friday, September 19, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.</div><div>The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.</div><div>Dated at Tampa, Florida this 15th Day of September, 2025.</div><div><div>ss/ Deltecia Jones Procurement Manager TAMPA SPORTS AUTHORITY</div><div>9/19/25LG 1T</div></div></div></td><td></td></tr></div>	<div>PASCO COUNTY</div> <div><div>NOTICE OF PUBLIC HEARING</div><div>Notifying the public of the Hillsborough Transit Authority (HART)</div><div>FY2026 Final Millage Rate & FY2026 Final Annual Budget</div><div>The Public Hearing will be held on:</div><div>Monday, September 22, 2025 5:30 p.m.</div><div>HART Administrative Office 1201 East 7th Avenue Tampa, FL 33605</div><div>A FINAL DECISION on the millage rate that will result in a tax increase and the budget will be made at this Public Hearing.</div></div> <div><div>For more information or to submit a public comment visit www.GoHART.org or contact Customer Service at (813) 254-4278.</div><div>A copy of the documentation for the millage presentation and FY2026 budget presentation can be found at https://GoHART.org/Pages/trans-budget.aspx</div><div>A copy of the agenda and supporting documents are available on the HART website at http://GoHART.org/Pages/AboutUS-PublicMeetings.aspx</div><div>The public can listen and view the meeting live via HART's official YouTube channel: https://www.youtube.com/user/harttransit</div><div>Provisions have been made for any member of the public desiring to participate in the meeting including offering public comments. 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NOTICE OF BUDGET HEARING

The Southwest Florida Water Management District has tentatively adopted a budget for fiscal year 2026.

This notice is applicable to the following counties:

Charlotte	Citrus	DeSoto	Hardee
Hernando	Highlands	Hillsborough	Lake
Levy	Manatee	Marion	Pasco
Pinellas	Polk	Sarasota	Sumter

A public hearing to make a FINAL DECISION on the budget AND TAXES will be held on:

Tuesday, September 23, 2025
5:01 p.m.
at
Tampa Office
7601 US Highway 301 North
Tampa, FL 33637-6759

BUDGET SUMMARY

Southwest Florida Water Management District - Fiscal Year 2026

	MILLAGE PER \$1,000	GENERAL FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUNDS	TOTAL BUDGET
I. ESTIMATED REVENUES AND BALANCES					
CASH BALANCES BROUGHT FORWARD		\$73,293,554	\$0	\$8,450,000	\$81,743,554
ESTIMATED REVENUES					
AD VALOREM TAXES	0.1831	\$130,024,444	\$0	\$3,275,000	\$133,299,444
OTHER REVENUES					
Permit and License Fees		2,168,229			2,168,229
Intergovernmental Revenue		14,120,809	1,084,229		15,205,038
Interest Earnings		23,100,000			23,100,000
Other		731,400			731,400
TOTAL ESTIMATED REVENUES		\$170,144,882	\$1,084,229	\$3,275,000	\$174,504,111
TOTAL ESTIMATED REVENUES AND BALANCES		\$243,438,436	\$1,084,229	\$11,725,000	\$256,247,665
FUND BALANCE ASSIGNED FOR ESTIMATED ENCUMBRANCES		250,280,037	689,824	24,723,779	275,693,640
FUND BALANCE/RESERVES FOR FUTURE PROJECTS		147,113,143	2,127,722	10,976,306	160,217,171
TOTAL ESTIMATED REVENUES AND BALANCES, ESTIMATED ENCUMBRANCES, AND FUND BALANCE/RESERVES FOR FUTURE PROJECTS		\$640,831,616	\$3,901,775	\$47,425,085	\$692,158,476
II. EXPENDITURES					
WATER RESOURCE PLANNING & MONITORING		\$33,359,181	\$0	\$0	\$33,359,181
LAND ACQUISITION, RESTORATION & PUBLIC WORKS		134,902,799	1,084,229	9,425,000	145,412,028
OPERATION AND MAINTENANCE OF WORKS & LANDS		29,169,026		2,300,000	31,469,026
REGULATION		28,105,278			28,105,278
OUTREACH		3,168,113			3,168,113
MANAGEMENT AND ADMINISTRATION		11,455,859			11,455,859
COMMISSIONS FOR TAX COLLECTIONS		3,278,180			3,278,180
TOTAL APPROPRIATED EXPENDITURES		\$243,438,436	\$1,084,229	\$11,725,000	\$256,247,665
ESTIMATED ENCUMBRANCES (Carried forward and appropriated in fiscal year 2026)		250,280,037	689,824	24,723,779	275,693,640
TOTAL ESTIMATED MODIFIED BUDGET		\$493,718,473	\$1,774,053	\$36,448,779	\$531,941,305
FUND BALANCE/RESERVES FOR FUTURE PROJECTS (not appropriated)		147,113,143	2,127,722	10,976,306	160,217,171
TOTAL APPROPRIATED EXPENDITURES, ESTIMATED ENCUMBRANCES, AND FUND BALANCE/RESERVES FOR FUTURE PROJECTS		\$640,831,616	\$3,901,775	\$47,425,085	\$692,158,476

THE TENTATIVE, ADOPTED, AND/OR FINAL BUDGETS ARE ON FILE
IN THE OFFICE OF THE ABOVE REFERENCED TAXING AUTHORITY AS A PUBLIC RECORD.

LEGAL ADVERTISEMENT

The City of Temple Terrace, FL is issuing an Invitation to Bid No. 25-011 for the Construction of the Fire Station No. 1 Emergency Operations Center

Sealed or Electronic bids will be received until 2:30 p.m., October 17, 2025

via email at purchasing@templeterrace.gov

or to Purchasing Department located at

11250 North 56th Street, Temple Terrace, FL 33617

Please place the following statement in the subject line of the email or on the envelope:

Fire Station No.1 Emergency Operations Center - Sealed Bid - Do Not Open Until 2:30 p.m. October 17, 2025

Bid Specifications and Tabulation Sheets are available

via https://network.demandstar.com/ and the City's

website at https://www.templeterrace.gov/bids.aspx

beginning September 22, 2025

9/19/25 1T

HEARING OFFICER

Hillsborough County is seeking to appoint one or more Land Use Hearing Officers as provided in the Hillsborough County Land Development Code. The Land Use Hearing Officers will conduct hearings and render decisions regarding applications for rezoning, and related matters. Applicants must have a degree in planning or related field, and three years of experience or a degree in architecture, engineering or law and licensed to practice in Florida for three years. Applicants cannot hold an appointive or elective office or a position in government in order to serve as a Land Use Hearing Officer. This is a personal services contract that will pay a rate of \$100.00 per hour, not to exceed \$100,000 per year. Please email resume clearly documenting above qualifications to: Cintia Morales at moralescs@hcfl.gov (preferred), or if needed, mail to Adam Gormly, Director, Development Services Department, at P.O. Box 1110, Tampa, FL 33601. Resumes must be postmarked no later than October 10, 2025.

9/19-10/3/25LG 3T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

ITN 25-4659 GROUP SUPPLEMENTAL BENEFITS. Please refer to the solicitation document for more information.

DUE DATE: Tuesday, October 14, at 2:00 p.m. Local Time. Contact: Celeste Larisey.

To view or listen to bid opening:

Join Microsoft Teams meeting on your computer or mobile app via

https://bit.ly/48caw0J

Or call in (audio only)

+1 786-749-6127,,923998185# United States, Miami

Phone conference ID: 923 998 185#

The solicitations may be obtained through the District's Internet website at http://www.watermatters.org/procurement under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

9/19/25 1T

INVITATION TO BID

The TAMPA SPORTS AUTHORITY, located at 4201 N. Dale Mabry Highway, Tampa, Florida 33607, hereby issues Public Notice of its intention to receive bids for South Plaza Electrical Project, Raymond James Stadium.

BID #24-26

SOUTH PLAZA ELECTRICAL PROJECT,
RAYMOND JAMES STADIUM

MANDATORY PRE-BID CONFERENCE

TUESDAY, SEPTEMBER 30, 2025 AT 10:00AM
(ENTRANCE B/C OFF HIMES AVENUE - RAYMOND JAMES STADIUM)

BID DUE DATE

WEDNESDAY, OCTOBER 8, 2025 NOT LATER THAN 10:00AM

Bid packages will be available for distribution on Friday, September 12, 2025. Documents are also available for download on our website https://www.tampasportsauthority.com/procurement-services, https://www.myvendorlink.com and via DemandStar https://www.demandstar.com. Further details can be obtained by calling (813) 350-6511.

The TAMPA SPORTS AUTHORITY reserves the right to reject any and all bids, to waive irregularities, if any, and accept the bid, which in the judgment of the Authority, is determined to be in its best interest.

Dated at Tampa, Florida this 10th Day of September, 2025.

/ss/ Deltecia Jones
Procurement Manager
TAMPA SPORTS AUTHORITY

9/19/25LG 1T

(Continued on next page)