CITRUS COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000517 A
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.
BETSY K. CLAIR, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Betsy K. Clair
Last Known Address: 4297 E Lake Park Dr, Hernando, FL 34442
Current Residence: UNKNOWN
TO: Betsy K. Clair
Last Known Address: 4785 SW 161st Court Rd, Ocala, FL 34481
Current Residence: UNKNOWN
TO: Betsy K. Clair
Last Known Address: 20249 SW 54th St, Dunnellon, FL 34431
Current Residence: UNKNOWN
TO: Unknown spouse of Betsy K. Clair
Last Known Address: 4297 E Lake Park Dr, Hernando, FL 34442
Current Residence: UNKNOWN
TO: Unknown spouse of Betsy K. Clair
Last Known Address: 4785 SW 161st Court Rd, Ocala, FL 34481
Current Residence: UNKNOWN
TO: Unknown spouse of Betsy K. Clair
Last Known Address: 20249 SW 54th St, Dunnellon, FL 34431
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 32, BLOCK 40, APACHE SHORES UNIT 11, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 36, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
TOGETHER WITH THAT CERTAIN 1984 TWIN MOBILE HOME VIN NO. T25217045A, TITLE NO. 40474332 AND VIN NO. T25217045B, TITLE NO. 40474095.
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 26, 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 19th day of September, 2025.
TRACI PERRY
As Clerk of Court
By: Jacklyn Ingall
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1020685

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
11080-1019975

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO.: 2025 CA 000482 A

RICKY WILLIAMS,
Plaintiff,
v.
RICHARD D. CLARK and
MARION CLARK,
Defendants.

NOTICE OF ACTION

TO: RICHARD D. CLARK
1128 Cedar Oaks Ln
Harker Heights, TX 76543
MARION CLARK
1128 Cedar Oaks Ln
Harker Heights, TX 76543

YOU ARE NOTIFIED that an action to quiet title on the following property in Citrus County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CITRUS COUNTY, FLORIDA, TO WIT:

LAKE ESTATES PB 3 PG 135 LOT 18 BLK 15.

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**.

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

HERNANDO COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-000517

IN RE: ESTATE OF
PASCUAL SAEZ, SR.,
Deceased.
_____/

NOTICE TO CREDITORS

The administration of the estate of Pascual Saez, Sr., deceased, whose date of death was September 9, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 26, 2025.

Personal Representative:
Lisette Saez
405 Dobranski Dr.
Perth Amboy, NJ 08861

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

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001078
Division Probate

IN RE: ESTATE OF
JAMES D. SCHLUMBOHM
Deceased.

NOTICE TO CREDITORS

The administration of the estate of James D. Schlumbohm, deceased, whose date of death was June 9, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
Danielle Fraher
2157 E. Briar Street
Springfield, Missouri 65804

Attorney for Personal Representative:
Kara Evans, Attorney
Florida Bar Number: 381136
4631 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 758-2173
Fax: (813) 926-6517
E-Mail: kara@karaevansattorney.com
Secondary E-Mail: evanskeene@aol.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CASE NO. 2024-CA-1019

ALLISON JONES and TUCKER JONES
Plaintiffs,
v.
KIERAN JONES, individually and as Trustee of the Yvonne L. Jones Living Trust Agreement as Amended and Restated on February 17, 2021; and DARRIN JONES
Defendants.

NOTICE OF ACTION
(Service of Process by Publication)

TO: DARRIN JONES
Address Unknown

YOU ARE NOTIFIED that a VERIFIED COMPLANT has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Plaintiffs' attorney, Ryan G. Nagle, Esquire, Florida Bar No. 1017917, attorney for Plaintiffs, whose address is Adrian Philip Thomas, P.A., Las Olas Square, Suite 1050, 515 East Las Olas Boulevard, Fort Lauderdale, FL 33301, on or before 10/30/2025, and file the original with the clerk of the above-styled court either before service on Plaintiffs' attorney or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for relief demanded, without further notice.

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. This notice will be published once per week for four (4) consecutive weeks in La Gaceta Newspaper pursuant to the Order Granting Plaintiff's Motion for Service by Publication dated September 17, 2025.

WITNESS my hand and the seal of this Court at Hernando County, Florida, this 18th day of September 2025.

Doug Chorvat Jr.
Hernando County Clerk & Comptroller

By: /s/ Elizabeth Markidis
Deputy Clerk

Attorney for Plaintiffs
Ryan G. Nagle, Esq.
Florida Bar No. 1017917
Adrian Philip Thomas, P.A.
Las Olas Square, Suite 1050
515 East Las Olas Boulevard
Fort Lauderdale FL 33301
(954) 764-7273
rnagle@aptpa.com

9/26-10/17/25LG 4T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001133 CPAXMX

IN RE: ESTATE OF
STEVEN ROBERT WAGNER A/K/A
STEVEN R. WAGNER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of STEVEN ROBERT WAGNER a/k/a STEVEN R. WAGNER, deceased, whose date of death was June 15, 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 representhtive'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 Unifohn 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 26, 2025.

Personal Representative:
/s/ Steven A. Mager
STEVEN A. MAGER
3745 Braemere Drive
Spring Hill, Florida 34609

Attorney for Personal Representative:
/s/ Lori Vella
LORI VELLA, ESQ.
Florida Bar Number: 356440
Law Office of Lori Vella, PLLC
14502 N. Dale Mabry Highway, Ste. 200
Tampa, Florida 33618
Telephone: (888) 778-0063
E-Mail: attorneylori@lorivella.com

9/26-10/3/25LG 2T

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2024-CC-002336

RIDGE TOP EXTERIORS, INC.,
a Florida limited liability company,
Plaintiff,
vs.
COLLIN R. KINZER JR., and
RICHARD CANTERBURY
Defendants.

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to the *Amended Final Judgment of Foreclosure* dated September 5, 2025 (Docket #40) entered against Defendants COLLIN R. KINZER. JR. and RICHARD CANTERBURY and Recorded in the Hernando County Official Records on September 5, 2025, bearing Instrument #2025062317 in OR BOOK #4606 Pages 1609 - 1613, the Hernando County Clerk of Court will sell to the highest bidder for cash on **Tuesday October 21, 2025 at 11:00 a.m.** at the Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, FL 34601 the following described real property:

LOT 15, BLOCK 69, ROYAL HIGHLANDS, UNIT 1-B, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FL

PARCEL ID #:
R01 221 17 3290 0069 0150

Common Street Address (Property Appraiser): 18135 Merwyn Circle, Brooksville, FL 34614:

Address recognized by the Post office as: 18135 Merwyn Circle, Weeki Wachee, FL 34614

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 change time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order participate in a proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402 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 on September 19, 2025

Doug Chorvat, Jr.
Clerk of Circuit & County Courts
Hernando County, Florida

By: /s/ Sonya Sanders
As Deputy Clerk

Cox Law, PLLC
Sean P. Cox, Esq., Fl Bar # 706760
156 E. Bloomingdale Ave.,
Brandon, FL 33511

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2018-CA-000391

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER WITH WELLS FARGO BANK SOUTHWEST, N.A., FKA WACHOVIA MORTGAGE, FSB, FKA WORLD SAVINGS BANK, FSB,
Plaintiff,
vs.
RAYMOND J. HANSEN, et al,
Defendant(s).

NOTICE OF RESCHEDULED SALE

PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 3, 2025, and entered in Case No. 2018-CA-000391 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which Wells Fargo Bank, N.A., successor by merger with Wells Fargo Bank Southwest, N.A., fka Wachovia Mortgage, FSB, fka World Savings Bank, FSB, is the Plaintiff and Debra A. Hansen, Raymond J. Hansen, Pristine Place Homeowners' Association, Inc., are defendants, the Hernando County Clerk of the Circuit Court will sell to the highest and best bidder for cash at Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601, Hernando County, Florida at 11:00AM on October 21, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 21, PRISTINE PLACE PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 32, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

A/K/A 14098 ANDREW SCOTT RD, SPRING HILL, FL 34609

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

If you are a person with a disability who needs 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: Hernando County, Peggy Welch, (352) 754-4402.

Dated this 17th day of September, 2025.

ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel:(813) 221-4743
Fax:(813) 221-9171
eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie
Florida Bar # 106621

IN/18-010672

9/26-10/3/25LG 2T

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-001046-CC

THE HEATHER PROPERTY OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
SHELLY M. LOWERY, a single person 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. 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:

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

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 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.

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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000951CPAXMX

IN RE: ESTATE OF
MICAH MORGAN MAXWELL
Deceased.

NOTICE OF ACTION
(formal notice by publication)

TO: DOUGLAS MAXWELL
2626 Wrencrest Circle
Valrico, FL 33596

AND ANY AND ALL HEIRS OF THE ESTATE OF MICAH MORGAN MAXWELL

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.

(Continued on next page)

HERNANDO COUNTY

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 September 10, 2025.

Doug Chorvat, Jr.
As Clerk of the Court

By: s/ Illegible
As Deputy Clerk

9/19-10/10/25LG 4T

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

File No. 272025CP000817CPAXMX

IN RE: ESTATE OF
CARL RICHARD DREW
Deceased.

NOTICE TO CREDITORS

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.

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 19, 2025.

Personal Representative:
Christopher Drew
20 Carnation Drive
Gorham, ME 04038

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

NOTICE OF ACTION

Hernando County

BEFORE THE BOARD OF PHARMACY

IN RE: The license to practice as a Registered Pharmacy Technician

Alexis Correa, RPT
9277 Century Drive
Spring Hill, FL 34606

CASE NO.: 2023-24146
LICENSE NO.: RPT 109247

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Jonathan Golden, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9856.

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

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

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

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2435
Division Probate

IN RE: ESTATE OF
KAREN BETH WEISS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Karen Beth Weiss, deceased, whose date of death was October 1, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

HILLSBOROUGH COUNTY

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
/s/ Louis Okun
27247 Frampton Avenue
Brooksville, FL 34602-7304

Attorney for Personal Representative:
/s/ Louis Okun
27247 Frampton Avenue
Brooksville, FL 34602-7304
(352) 354-3787
louisokunlaw@gmail.com
www.okunlegal.com
Florida Bar Number 1025045

9/26-10/3/25LG 2T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Environmental Protection Commission of Hillsborough County
Draft Air Permit No. 0570474-019-AC
TR Drum LLC
Hillsborough County, FL

Applicant: The applicant for this project is TRDrumLLC. The applicant's responsible official and mailing address are: Tyler Benthal, PO Box 119, Plant City, FL 33564.

Facility Location: The applicant operates the Plant City Facility, which is located in Hillsborough County at 3910 US Highway 92, Plant City, Florida.

Project: This project authorizes an increase in the annual coating usage at the metal drum refurbishing facility. The operations at the facility include a steel drum incinerator, abrasive grit blast cabinets for the drums and drum lids, and the painting of the drums and lids. The potential VOC emissions are controlled by filters to catch any coating overspray and by material usage limits. The facility remains a Synthetic Minor Source of emissions.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's mailing address is: 3629 Queen Palm Dr., Tampa, Florida 33619. The Permitting Authority's telephone number is (813) 627-2600.

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 physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of the

HILLSBOROUGH COUNTY

proposed project will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

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

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

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

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

Mediation: Mediation is not available in this proceeding.

9/26/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

PREMIUM FLOORS & RENOVATIONS

Owner: Premium Hard Surfaces Inc.
7716 Alvina Street
Tampa, FL 33625

9/26/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CIGAR CITY SMOKE LOUNGE

Owner: Jimmie Bentivegna
3309 W Woodlawn Ave
Tampa, FL 33607

9/26/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003131
Division A

IN RE: ESTATE OF
HARRY VANCE SMITH,
A/K/A H. VANCE SMITH,
A/K/A VANCE SMITH,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Harry Vance Smith, a/k/a H. Vance Smith, a/k/a Vance Smith, deceased, whose date of death was July 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by 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 26, 2025.

Personal Representative:
/s/ Sylvia Smith
Sylvia Vega Smith
3501 Bayshore Blvd., Apt. 1009
Tampa, Florida 33629

Attorney for Personal Representative:
/s/ Marla D. Bohlander
MARLA D. BOHLANDER
Florida Bar No. 0071514
Primary e-mail: mdbohlander@trenam.com
Secondary e-mail: egarcia@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
Post Office Box 1102
Tampa, Florida 33601
Telephone: (813) 223-7474

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002579
Division U

IN RE: ESTATE OF
NANCY ELEANOR SCOTT
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 Nancy Eleanor Scott, deceased, File Number 25-CP-002579, 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 April 30th, 2025; that the total value of the estate is $6,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Stephanie Sabo
551 Arch Loop Road, Seffner, FL 33584

Jodie Cowan
130 Stewart Drive, Butler, PA 16002

HILLSBOROUGH COUNTY

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 26, 2025.

Person Giving Notice:
Stephanie Sabo
551 Arch Ridge Loop
Seffner, FL 33584

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 Address: cmp@cmp-law.com

9/26-10/3/25LG 2T

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

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

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: KATIE TUCKER
1421 Peachfield Dr., Valrico, FL 33596

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.V. born on 5/3/2016. You are hereby **commanded** to appear on **November 5, 2025, at 10:30 AM**, before the Honorable Leslie K. Schultz-Kin General Magistrate Michelle Blume 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 24th day of September, 2025.

Victor D. Crist, Clerk of Circuit Court
Hillsborough County, Florida

By: s/ Indray Zelaya
Deputy Clerk

9/26-10/17/25LG 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:

5 STAR MRS

Owner: Hedwig Hall
6602 Short Bay Place
Tampa, FL 33615

9/26/25LG 1T

Notice of Public Auction

Notice of public auction for monies due on storage units. The auction will be held on October 17, 2025, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.:

9505 N. Florida Ave., Tampa, FL 33612		
Tarvis Howard	B667	$359.34
Pamela Morehead	1014	$868.80
Rodelyn Magloire	1062	$470.40
Asencion Jr Briseno Mata	B722	$132.62
Melody Rodriguez	A101	$373.20
Mark Turlington	B511	$307.60
Antwan Dewayne James	B354	$245.50
Erick Jimenez	B546	$359.34
Latasha Williams	B044	$524.94
10415 N. Florida Ave., Tampa, FL 33612		
Shantica Holder	1402	$282.10
Ulysses Williams	439	$325.50
Louis Everett	316	$359.34
Kiosha Mutcherson	265	$374.81
Erik Torrente	1325	$449.57
Nevia Rogers	1262	$328.30
Ginger Patton	1326	$380.04
Aiyana Porter	1281	$431.80
Liam Albertus	243	$400.74
Arlene Singletary	246	$400.74
Termaine Pruitt	416	$276.54
Ester Exiline	1384	$313.14
Eddy Feria	1226	$431.80
Quanisha Cannon	101	$556.00
Bryan Puello Falcon	1200	$343.30
Nina Brown	225	$400.74
Andrea Roper	234	$176.64
2309 Angel Oliva Senior St., Tampa, FL 33605		
Treaca Girven	3106W	$411.07
Harvelyn Glymph	3147W	$395.94
Adriana Agosto	3154W	$286.90
4406 W. Hillsborough Ave., Tampa, FL 33614		

(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **10/15/2025** 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 9:00 A.M. 1:00 P.M. HEARING

CASE NO: COD-25-0002806
NAME OF VIOLATOR: TAMPA HOTEL OMV LLC
LOCATION OF VIOLATION: 601 S DALE MABRY HWY, TAMPA, FL
CODE SECTIONS: 5-105.1
FOLIO: 115668.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

9/19-10/10/25LG 4T

HILLSBOROUGH COUNTY

Christopher Carlson	1706	$606.40
Lisa Field	4253	$395.88
Darlene Clark	4125	$294.97
Aquitania Colbert	1210	$406.77
Madie Moore	4303	$463.76
Sherika Fluitt	1620	$300.40
Daniel Cotten	1302	$618.47
Elizabeth Gomez	4114	$625.37
Aquitania Colbert	3073	$721.48
Rudy Augustin	4082	$507.29
Veronica Vargas	1622	$357.20
Earnest Armstrong	4264	$166.84
Noriega Thompson	3143	$400.74
5404 W. Waters Ave., Tampa, FL 33634		
Kenneth Lopera	1443	$276.54
Julio Tagliafico Gonzalez	1118	$423.83
Alisa McClellan	2069	$545.64
Dan White	0023	$698.62
Dan White	2166	$499.08
Pavel Rodriguez Pena	1323	$480.74
Tomika Campbell	1320	$434.26
Dan White	2180	$469.08
Alisa McClellan	1309	$466.04
Oscar Sepulveda	1062	$349.00
John Liotine	1488	$556.00
Victor Sanchez Solis	1047	$436.30
Dan White	2178	$499.08
3182 Curlew Rd., Oldsmar, FL 34677		
Frank Laurenzana	G006	$2,594.20
Elizabeth Gomez	C025	$864.95
Heather Ulatowski	E007	$263.30
Ebonee Walker	C336	$713.30
Phyllis Tillman	C033	$883.25
Heather Ulatowski	D010	$306.10
Nakia Kelley	C269	$522.80
3939 W. Gandy Blvd., Tampa, FL 33616		
Michelle Texeira	1686	$990.60
Gerard Edwards	4238	$493.90
Stephanie Collet	1188	$255.84

HILLSBOROUGH COUNTY

Trista Pavelski	1712	$473.20
Rachel Zweber	1665	$325.50
Trenise Plummer	4617	$282.10
Isiah Santiago	4810	$235.10
Felamy Jones	4505	$540.76
6111 Gunn Hwy., Tampa, FL 33625		
Amy Myers	2401	$383.15
Stephaniee Matthews	1204	$405.86
Anton Bociek	1029	$825.10
Marla Stephens	3131	$305.51
Mary Martinez	1316	$366.90
Eva Ponder	1365	$319.14
Trisha Lee	2537	$357.60
LaDonna Lowrey	1538	$310.85
Stephaniee Matthews	2015	$374.81
11401 W. Hillsborough Ave., Tampa, FL 33635		
John Hill	1016	$545.64
Joshua Butler	1310	$391.48
Eileen Marks	2115	$484.74
Dunia Llopiz	1484	$442.14
Candace Higar	1451	$979.98
Candace Higar	1456	$931.95
14123 State Rd. 54, Odessa, FL 33556		
Jordan Bolin	3462	$203.50
Kaitlyn Swindle	2345-49	$1,037.75
3826 W. Marcum St., Tampa, FL 33616		
Zephran Vereen	289	$622.94
Cornelius Grooms	472	$623.64
Salimah Wilkerson	292	$594.59

9/26-10/3/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

PISCO EXPRESS CARROLLWOOD

Owner: Pisco Bar & Restaurant LLC
5383 Ehrlich Rd Ste 106
Tampa, FL 33625

9/26/25LG 1T

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.

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.

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- 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

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-002354

IN RE: ESTATE OF
MICHELE D. LEHRER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Michele D. Lehrer, deceased, whose date of death was January 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and 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 26, 2025.

Personal Representative:
Lisa Anne-Marie Lehrer
8091 Earlsboro Street
Las Vegas, NV 89139

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

9/26-10/3/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-011675

SHORE COLONY CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
KHADINE AZEEZ AND
KHANDISSA BROWN,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 22, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Unit 105, Building 4, of Shore Colony Condominiums, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3635, Page(s) 539, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Hillsborough County, Florida.

and more commonly known as 4610 W. Gray Street, Unit 105, Tampa, FL 33609,

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **November 14, 2025** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the 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 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

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CA-004954
DIVISION: I

DARREN DRAHOTA d/b/a
KALICO GECKO,
Plaintiff,
vs.
DARRYL MADISON, an individual
and MTS PRO NETWORK, LLC,
a Florida Limited Liability Company
Defendants.

NOTICE OF ACTION

TO: DARRYL MADISON, any and all unknown parties claiming by, through, under, and against the Defendant, who are not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouse(s), or other claimants.

Current Residence: UNKNOWN

Last known addresses: 3007 West Cypress Street, Suite 6, Tampa, FL 33609; 7821 North Dale Mabry Highway, Suite 100, Tampa, FL 33614; 818 Bayou View Drive, Brandon, FL 33510

YOU ARE NOTIFIED that an action for fraud, breach of contracts, and breach of fiduciary duty concerning commercial real property located at 3007 West Cypress Street, Tampa, FL 33609, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Whitney L. Smith, Esq., VAUGHN LAW, PLLC, 350 Corey Avenue, St. Pete Beach, FL 33706, on or before October 17, 2025 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

WITNESS my hand and seal of this Court on this 11th day of September 2025.

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

By: /s/ Isha Tirado-Baker
Deputy Clerk

9/26-10/17/25LG 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
CIVIL DIVISION
Case No. 24-CC-038574

PEBBLE CREEK VILLAGE
CONDOMINIUM ASSOCIATION, INC.,
a Florida not-for profit corporation,
Plaintiff,
v.
JONATHAN SARSINE, OSCAR
AUGUSTO SARSINE, 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 the Order Rescheduling Foreclosure Sale and for Attorney Fees and Directing Clerk to Disburse Forfeited Third Party Bidder Deposit dated September 10, 2025, entered in Case No. 24-CC-038574, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein **PEBBLE CREEK VILLAGE CONDOMINIUM ASSOCIATION, INC., a Florida not-for profit Corporation** is Plaintiff, and **JONATHAN SARSINE, OSCAR AUGUSTO SARSINE,** and **UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**, are Defendants, Victor Crist, as Clerk of Court for Hillsborough County, 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:

Apartment Unit 9025, Building 2, PEBBLE CREEK CONDOMINIUM VILLAGE ONE, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in Book 2787, Page 116, all attachments and amendments thereto and according to the Condominium Plat recorded in condominium PIat Book 1, Page 35, of the Public Records of Hillsborough County, Florida.

Property Address: 9025 Pebble Creek Drive, Tampa, FL 33647.

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 in accordance with florida statutes, section 45.031.

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 10, 2025

/s/ Bryan B. Levine
Primary Email: pleadings@knoxlevine.com
Jessica L. Knox, Esq., FBN 95636
Bryan B. Levine, Esq., FBN 89821
36354 U.S. 19 N.
Palm Harbor FL 34684
Main Line: (727) 223-6368
Fax: (727) 478-4579

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003223
Division A

IN RE: ESTATE OF
PETE CONDE BAKER II
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PETE CONDE BAKER II, deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
/s/ E Marie Baker
ELEANOR MARIE BAKER
2412 Prairie Place
Lutz, FL 33549

Attorney for Personal Representative:
/s/ Dana Kemper
Dana Kemper, Esq.
Florida Bar # 0044337
HEMNESS FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, FL 33510-4515
(813) 661-5297
(813) 689-8725 fax
dana@hemnesslaw.com
service@hemnesslaw.com

9/26-10/3/25LG 2T

IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
File No. 2025-CP-003124
East Circuit Probate Division W

IN RE: ESTATE OF
CHARLES GORDON GRIMES SR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHARLES GORDON GRIMES SR., deceased, whose date of death was July 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Signed on this 21st day of August, 2025.

Personal Representative:
/s/ BRIAN J. FLAGG
PO Box 2367
Plant City, FL 33564

Attorney for Personal Representative:
/s/ Emily K. Crain Evans
Florida Bar No. 114392
GrayRobinson, P.A.
1 Lake Morton Drive
Lakeland, FL 33801
Telephone: (863) 284-2200
Email: emily.crain@gray-robinson.com
2nd: emma.pereira@gray-robinson.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-007239
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

(Continued on next page)

HILLSBOROUGH COUNTY

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUANITA L. WADSWORTH A/K/A JUANITA LANGFORD WADSWORTH AND DEBRA A. MENDEZ A/K/A DEBRA MENDEZ A/K/A DEBRA WADSWORTH MENDEZ, 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 Juanita L. Wadsworth A/K/A Juanita Langford Wadsworth
Last Known Address: 12508 Midpointe Dr, Riverview, FL 33578
Current Residence: UNKNOWN
TO: Unknown Spouse of Juanita L. Wadsworth A/K/A Juanita Langford Wadsworth
Last Known Address: 12508 Midpointe Dr, Riverview, FL 33578
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **10/8/2025** at **9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0002217
NAME OF VIOLATOR: MADISON TRUST D/T/D 05/22/22
LOCATION OF VIOLATION: 2804 N 34TH ST, TAMPA, FL
CODE SECTIONS: 19-237(3) 19-237(3)b
LEGAL DESCRIPTION: 1 003 CNST 2 BAY AUTO REPAIR SHOP W/2ND STY STORAGE
FOLIO: 174905.0000

CASE NO: COD-25-0002330
NAME OF VIOLATOR: SCOTT D AND VIRGINIA CLAY
LOCATION OF VIOLATION: 2805 W BALLAST POINT BLVD, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-50 19-56 19-231(10) 19-231(11) 19-231(15)a 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: ASBURY PARK W 60 FT OF LOT 10 BLOCK 11 ASBURY PARK AND A STRIP OF LAND BEG AT SW COR OF AFORESAID LOT AND RUN S 15 FT E 60 FT N 15 FT AND W TO BEG & S 1/2 OF CLOSED ALLEY ABUTTING THEREON
FOLIO: 134384.0000

CASE NO: COD-25-0002435
NAME OF VIOLATOR: DURY ELLARD
LOCATION OF VIOLATION: 818 S WEST SHORE BLVD, TAMPA, FL
CODE SECTIONS: 19-46 19-47 19-49 19-50 19-56 19-232(6)
LEGAL DESCRIPTION: BEACH PARK LOT 14 & N 1 FT OF LOT 13 BLOCK 18 AND W 1/2 OF CLOSED ALLEY ABUTTING THEREON EAST
FOLIO: 113670.0000

CASE NO: COD-25-0002549
NAME OF VIOLATOR: BEAUTIES DORIOUIS
LOCATION OF VIOLATION: 9508 N 13TH ST, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-233(a)
LEGAL DESCRIPTION: FAIRVIEW TERRACE LOT 22 BLOCK 1
FOLIO: 147100.0000

CASE NO: COD-25-0002689
NAME OF VIOLATOR: SRAM PACK L B LLC
LOCATION OF VIOLATION: 5318 E 18TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(5)c 19-231(11) 19-231(13) 19-231(14)a
LEGAL DESCRIPTION: BEASLEYS ADDITION TO UCETA LOT 4 BLOCK 3
FOLIO: 159465.0000

CASE NO: COD-25-0002708
NAME OF VIOLATOR: ADRIAN CUESTA
LOCATION OF VIOLATION: 4603 E TEMPLE HEIGHTS RD, TAMPA, FL
CODE SECTIONS: 19-231(15)c 27-326
LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION LOTS 3 AND 4 BLOCK 9
FOLIO: 141756.0000

CASE NO: COD-25-0002749
NAME OF VIOLATOR: PUBLIC STORAGE INC DEPT PT FL
LOCATION OF VIOLATION: 10402 N 30TH ST, TAMPA, FL
CODE SECTIONS: 19-237(3)
LEGAL DESCRIPTION: S 340.44 FT OF NE 1/4 OF SW 1/4 LESS 30 FT FOR RD AND LESS W 630 FT AND LESS RD R/W DESC AS BEG AT SE COR W 25.74 FT N 69 DEG 39 MIN E 27.49 FT AND S 9.57 FT TO POB
FOLIO: 140555.0000

CASE NO: COD-25-0002779
NAME OF VIOLATOR: TONI L KEFFER/TRUSTEE
LOCATION OF VIOLATION: 10005 N 26TH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c 19-238
LEGAL DESCRIPTION: ALTMAN COLBY LAKE SUBDIVISION LOT 3 BLOCK 1
FOLIO: 143095.0000

CASE NO: COD-25-0002789
NAME OF VIOLATOR: IPPOLITO FRANCESCA
LOCATION OF VIOLATION: 5013 E SERENA DR, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: LOT BEG 435.7 FT E & 1002.49 FT N OF SW COR OF SEC RUN E 77.5 FT N 300 FT W 77.5 FT & S 300 FT TO BEG
FOLIO: 139469.0100

CASE NO: COD-25-0002837
NAME OF VIOLATOR: LE BENJAMIN QUANG AND
LOCATION OF VIOLATION: 4701 W PAXTON AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: BAYBRIDGE REVISED E 121 FT OF LOT 11 BLOCK 34
FOLIO: 132114.0000

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

CASE NO: COD-25-0002311
NAME OF VIOLATOR: TRAVIS D SMITH
LOCATION OF VIOLATION: 7507 S SHAMROCK RD, TAMPA, FL
CODE SECTIONS: 27-283.11(b) 27-326
LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOT 5 AND N 1/2 OF LOT 6 AND E 1/2 OF CLOSED ALLEY BUTTING ON W BLOCK 206
FOLIO: 139200.0100

CASE NO: COD-25-0002513
NAME OF VIOLATOR: DAVID M HOTHEM
LOCATION OF VIOLATION: 2310 N WHITTIER ST, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-231(15)c 27-326
LEGAL DESCRIPTION: OAK PARK ESTATES LOT 8 AND S 25 FT OF LOT 7
FOLIO: 160180.0000

CASE NO: COD-25-0002553
NAME OF VIOLATOR: JOSEPH VERNELL AND BRENDA
LOCATION OF VIOLATION: 3807 W BAY AVE, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4 27-284.2.5
LEGAL DESCRIPTION: INTERBAY LOTS 19 AND 20 BLOCK 33 AND S 1/2 CLOSED ALLEY ABUTTING THEREON
FOLIO: 133325.0000

CASE NO: COD-25-0002559
NAME OF VIOLATOR: MICHAEL DIETZE
LOCATION OF VIOLATION: 6313 S DALE MABRY HWY, TAMPA, FL
CODE SECTIONS: 27-289.7 27-289.9 27-326
LEGAL DESCRIPTION: SUNSET ADDITION LOTS 7 AND 8 AND W 33 FT OF LOT 9 LESS HWY BLOCK 1
FOLIO: 137355.0000

CASE NO: COD-25-0002594
NAME OF VIOLATOR: VANESSA NIEVES AND JOSEFA
LOCATION OF VIOLATION: 2208 E CLARK ST, TAMPA, FL
CODE SECTIONS: 27-283.11 27-326
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 16 BLOCK 13
FOLIO: 180570.0000

CASE NO: COD-25-0002634
NAME OF VIOLATOR: DON K WILKER
LOCATION OF VIOLATION: 6218 S KELLY RD, TAMPA, FL
CODE SECTIONS: 27-287.25(e)(3)
LEGAL DESCRIPTION: BAYHILL ESTATES LOT 21 BLOCK 1
FOLIO: 136070.0000

CASE NO: COD-25-0002669
NAME OF VIOLATOR: HECTOR RAFAEL ROMAN ET AL
LOCATION OF VIOLATION: 1702 E POIINSETTIA AVE, TAMPA, FL
CODE SECTIONS: 27-287.25(e)(3)
LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 16 BLOCK 71
FOLIO: 144804.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

9/19-10/10/25LG 4T

HILLSBOROUGH COUNTY

Lot 16, Block 8, South Pointe, Phase 1A-1B, according to the map or plat thereof, as recorded in Plat Book 83, Page(s) 36-1 through 36-6, inclusive, 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 22, 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 16th 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
11080-1020390

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-007693
MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FELICIA SINGLETON A/K/A FELICIA DANIELLE SINGLETON, 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 Felicia Singleton A/K/A Felicia Danielle Singleton
Last Known Address: 4521 Limerick Dr, Tampa, FL 33610
Current Residence: UNKNOWN
TO: Unknown Spouse of Felicia Singleton A/K/A Felicia Danielle Singleton
Last Known Address: 4521 Limerick Dr, Tampa, FL 33610
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 4, Block 9, Palmetto Cove Townhomes, according to the map or plat thereof, as recorded in Plat Book 111, Page(s) 7 through 9, inclusive, 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 22, 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 16th 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
11080-1020546

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-005887
NOTICE OF ACTION
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
ALICIA LAMBERT, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Alicia Lambert
Last Known Address: 311 S Webb Rd, Plant City, FL 33566
Current Residence: UNKNOWN

HILLSBOROUGH COUNTY

TO: Alicia Lambert
Last Known Address: 3012 Pullman Car Dr. Apt 303, Valrico, FL 33594
Current Residence: UNKNOWN
TO: Alicia Lambert
Last Known Address: 3775 Sumner Rd, Dover, FL 33527
Current Residence: UNKNOWN
TO: Alicia Lambert
Last Known Address: 550 Alcazar Ave, Cocoa, FL 32927
Current Residence: UNKNOWN
TO: Unknown spouse of Alicia Lambert
Last Known Address: 311 S Webb Rd, Plant City, FL 33566
Current Residence: UNKNOWN
TO: Unknown spouse of Alicia Lambert
Last Known Address: 3012 Pullman Car Dr. Apt 303, Valrico, FL 33594
Current Residence: UNKNOWN
TO: Unknown spouse of Alicia Lambert
Last Known Address: 3775 Sumner Rd, Dover, FL 33527
Current Residence: UNKNOWN
TO: Unknown spouse of Alicia Lambert
Last Known Address: 550 Alcazar Ave, Cocoa, FL 32927
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 28 SOUTH, RANGE 22 EAST, LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA, AND RUN THENCE WEST 486 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 210 FEET, THENCE WEST 135 FEET, THENCE SOUTH 210 FEET, AND THENCE EAST 135 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT-OF-WAY, IF ANY.
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 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 9th day of September, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1019981

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CA-006141
NEW DAY FINANCIAL, LLC
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE WALKER III, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Keenon George Walker
Last Known Address: 10916 N. 19th St., Tampa, FL 33612
Current Residence: UNKNOWN
TO: Keenon George Walker
Last Known Address: 916B E Linebaugh Ave, Tampa, FL 33612
Current Residence: UNKNOWN
TO: Carlotta E. Walker A/K/A Carlotta Walker F/K/A Carlotta Elizabeth Mentis-Philiip, as personal representative of the estate of George Walker III
Last Known Address: 10916 North 19th Street, Tampa, FL 33612
Current Residence: UNKNOWN
TO: Carlotta E. Walker A/K/A Carlotta Walker F/K/A Carlotta Elizabeth Mentis-Philiip, as personal representative of the estate of George Walker III
Last Known Address: 6736 Breezy Palm Dr, Riverview, FL 33578
Current Residence: UNKNOWN
TO: Carlotta E. Walker A/K/A Carlotta Walker F/K/A Carlotta Elizabeth Mentis-Philiip, as personal representative of the estate of George Walker III
Last Known Address: 7306 W Riverchase Dr, Temple Terrace, FL 33637
Current Residence: UNKNOWN
TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of George Walker III
Last Known Address: 10916 North 19th Street, Tampa, FL 33612
Current Residence: UNKNOWN
TO: Lucille Walker
Last Known Address: 11306 Sunshine Ct., Apt. C, Tampa, FL 33612
Current Residence: UNKNOWN
TO: Lucille Walker
Last Known Address: 302 Washington Ave, Brooklyn, NY 11205
Current Residence: UNKNOWN
TO: Lucille Walker
Last Known Address: 10916 N 19th St, Tampa, FL 33612
Current Residence: UNKNOWN
TO: Lucille Walker
Last Known Address: 1405 E Holland Ave, Apt B, Tampa, FL 33612

HILLSBOROUGH COUNTY

Current Residence: UNKNOWN
TO: Jonathan George Walker
Last Known Address: 2515 Leeshire Rd., Tucker, GA 30084
Current Residence: UNKNOWN
TO: Jonathan George Walker
Last Known Address: 152 Harris Norman Blvd, Allenhurst, GA 31301
Current Residence: UNKNOWN
TO: Carlotta E. Walker
Last Known Address: 10916 North 19th Street, Tampa, FL 33612
Current Residence: UNKNOWN
TO: Carlotta E. Walker
Last Known Address: 6736 Breezy Palm Dr., Riverview, FL 33578
Current Residence: UNKNOWN
TO: Carlotta E. Walker
Last Known Address: 7306 W Riverchase Dr, Temple Terrace, FL 33637
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLORIDA, VIZ:
LOT 3, BLOCK 15, BRIARWOOD UNIT NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 87, 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 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 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 9th day of September, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Mustafa Divan
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1019905

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No: 25-CP-003082
Division: A

IN RE: ESTATE OF
MARK ANDREW SWYGERT A/K/A MARK SWYGERT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mark Andrew Swygert a/k/a Mark Swygert, deceased, whose date of death was July 21, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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.

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 26, 2025.

Personal Representative:
Martha Ellingsworth
5326 Spring Run Avenue
Orlando, Florida 32819

Attorney for Personal Representative:
Paul M. Messina, Jr., Esq.
Florida Bar Number: 84490
MESSINA LAW GROUP, P.A.
2550 Permit Place
New Port Richey, Florida 34655
Telephone: (813) 492-7798
Fax: (727) 216-4787

(Continued on next page)

HILLSBOROUGH COUNTY

paul@messinalawgroup.com
service@messinalawgroup.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002340

IN RE: ESTATE OF
ANITA R. CARR
Deceased.

NOTICE OF ADMINISTRATION (Testate)

The administration of the estate of Anita R. Carr, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The file number for the estate is 25-CP-002340. The estate is testate and the dates of the decedent's will and any codicils are March 5, 2025.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

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 the surviving spouse or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of the notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.ce into a will.

Personal Representative:
/s/ Judy Underwood
11732 Marjory Avenue
Tampa, Florida 33617

Attorney for Personal Representative:
/s/ J. Scott Reed, Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: probate@pilka.com

9/26-10/3/25 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003019
Division A

IN RE: ESTATE OF
CATHERINE LOUISE SAPP
also known as CATHERINE L. SAPP
also known as CATHERINE SAPP
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CATHERINE LOUISE SAPP, also known as CATHERINE L. SAPP, also known as CATHERINE SAPP, deceased, whose date of death was June 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 26, 2025.

Personal Representative:
/s/ Jori Ann Baglin
736 Fortuna Drive
Brandon, FL 33511

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

9/26-10/3/25LG 2T

THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-003053
Division: A

IN RE: THE ESTATE OF:
LARRY ALBERT GRAMLING,
Deceased.

NOTICE TO CREDITORS (Ancillary Administration)

The Florida ancillary administration of the Estate of LARRY ALBERT GRAMLING, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Ancillary Personal Representative:
Michelle A. Gramling
1305 Troy Street
Papillion, Nebraska 68133

Attorney for Ancillary Personal Representative:
Gregory A. Richards, Jr.
Florida Bar No.: 0028339
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrorlaw.com
Secondary E-mail: sferraro@lrorlaw.com

9/26-10/3/25LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO 25-CC-027462
DIV J

RIVER OAKS CONDOMINIUM II ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
vs.
LASHUNDA D. GASKIN and UNKNOWN TENANT,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA
TO: LASHUNDA D. GASKIN, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

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

Unit 1424, Building No. 14, of RIVER OAKS CONDOMINIUM II PHASE I, according to Declaration of Condominium recorded in Official Record Book 3817, Pages 512-584 inclusive, amended in Official Record Book 3836, Page 1348 and further amended in Official Record Book 3845, Page 781 and in Condominium Plat Book 3, Page 48 all of the Public Records of Hillsborough County, Florida.

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

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (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 this 17th day of September, 2025.

Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 25-CA-006562

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL5 TRUST,
Plaintiff,
vs.
CYNTHIA CHERI A/K/A CYNTHIA D. CHERI; UNKNOWN SPOUSE OF CYNTHIA CHERI A/K/A CYNTHIA D. CHERI; UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BETTY C. THOMAS, DECEASED; UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DESMOND BURKE, DECEASED; CITY OF TAMPA, FLORIDA; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF BETTY C. THOMAS, DECEASED
Last, Current, Previous Address: N/A

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF DESMOND BURKE, DECEASED
Last, Current, Previous Address: N/A

ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in HILLSBOROUGH County, Florida, legally described as:

LOT 6 AND THE EAST 9.74 FEET OF LOT 5, BLOCK D, WOODWARD TERRACE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 41 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

This property is located at the street address of: 1912 East Hanna Avenue, Tampa, FL 33610.

YOU ARE REQUIRED to serve a copy of your written defenses on or before 10/23/2025, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in LA GACETA.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

WITNESS my hand and the seal of the court on September 17, 2025.

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Isha Tirado-Baker
Deputy Clerk

Attorneys for Plaintiff:
Annalise Hayes DeLuca, Esq.
Audrey J. Dixon, Esq.
Elizabeth A. Wulff, Esq
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
servicefl@mtglaw.com (404) 474-7149

9/26-10/3/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-064050, DIVISION N

RIVERCREST COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
BRIAN JONES and
MICHELLE THERESA JONES,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 16, 2025 by the County Court of Hillsborough County, Florida, the property described as:

LOT 30, BLOCK 24, RIVERCREST PHASE 2 PARCEL "N", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 238, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 11402 Coconut Island Drive, Riverview, FL 33569.

will be sold by the Hillsborough County Clerk at public sale on **November 7, 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
Attorneys for Plaintiff

9/26-10/3/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-061341

SHELL POINT COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
MONES PETIT-FRERE, A MARRIED MAN AND MANOUCHE PETIT-FRERE,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to the Order to Reset Judicial Sale entered in 24-CC-061341, on or around September 17, 2025, where this Court Ordered the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 483, Shell Cove Phase 1, according to the plat as recorded in Plat Book 137, Pages 58, of the Public Records of Hillsborough County, Florida.

and commonly known as: 1367 Ocean Spray Dr, Ruskin, FL 33570; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com,** on **November 7, 2025 at 10:00AM**. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the 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 this September 18, 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
45379.157

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2014
Division B

IN RE: ESTATE OF
GARRY D. WILDER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Garry D. Wilder, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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:
/s/ Patricia L. Brinser
8926 Sheldon West Dr.
Tampa, FL 33626

Attorney for Personal Representative:
/s/ Elizabeth L. Hapner
Email Address: elh@hapnerlawfl.com
Florida Bar No. 322849
1560 W. Cleveland St.
Tampa, FL 33606
Telephone: (813) 250-0357

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003152
Division B

IN RE: ESTATE OF
TERRENCE A. JOHNSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Terrence A. Johnson, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 19, 2025.

Personal Representative:
/s/ Ashley M. Magill
4325 S. Grady Ave.
Tampa, Florida 33611

Attorney for Personal Representative:
/s/ Donna L. Longhouse
Florida Bar Number: 992844
Longhouse, Richards, Olsen & Rief, PLLC
202 S. Rome Ave., Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-Mail: dlonghouse@lrorlaw.com
Secondary E-Mail: grichards@lrorlaw.com

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 25-CA-003983

(Continued on next page)

HILLSBOROUGH COUNTY

DIVISION: B

VICTORIA HAWTHORNE,
Plaintiff,
v.
CASEY M FERGUSON;
ELAINE MORRIS a/k/a
SHIRLEY ELAINE MORRIS;
DANIEL STEVEN HAWTHORNE,
individually and as a beneficiary of the Estate of Harold Ray Hawthorne;
DAVID NATHANIEL HAWTHORNE,
individually and as a beneficiary of the Estate of Harold Ray Hawthorne;
TIMOTHY EUGENE HAWTHORNE,
individually and as a beneficiary of the Estate of Harold Ray Hawthorne; and
THOMAS RAY HAWTHORNE;
individually and as a beneficiary of the Estate of Harold Ray Hawthorne,
Defendants.

NOTICE OF ACTION

TO: **THOMAS HAWTHORNE and SHIRLEY ELAINE MORRIS**

YOU ARE HEREBY NOTIFIED that an action for Partition of Real Property has been filed in regard to the following property:

Legal Description: The South 545 feet of that part of the Northeast quarter (NE ¼) of Section 36, Township 27 South, Range 21 East, lying East of Varn Road, and

South 50 feet of the southwest quarter (SW ¼) of the Northwest quarter (NW ¼) of Section 31, Township 27 South, Range 22 East, and

East 5 acres of the South ¾ of the Southwest quarter (SW ¼) of the Northwest quarter (NW ¼) of Section 31, Township 27 South, Range 22 East, less the South 50 feet thereof, and

Southeast quarter (SE ¼) of Northwest quarter (NW ¼) less the South 315 feet of the East 420 feet thereof and less the North 220 feet of the West 533.28 feet thereof of Section 31, Township 27 South, Range 22 East.

Commonly known as: 6002 Yarn Road, Plant City, Florida 33565

Parcel ID:
U-36-27-21-ZZZ-000003-40330.0

THOMAS HAWTHORNE and SHIRLEY ELAINE MORRIS have been identified as having a potential interest in the outcome of the proceedings. You are required to f!.le your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiffs attorney, ZOECKLEIN LAW, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty (30) days of the first publication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property.

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiffs attorney, ZOECKLEIN LAW, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint.

DATED at Hillsborough County, Florida on 9/15/2025.

Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs St, #101, Tampa, FL 33602

By: s/ Isha Tirado-Baker
Deputy Clerk

9/19-10/10/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-2852
Division B

IN RE: ESTATE OF
ARTHUR BENNETT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Arthur Bennett, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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:
David Bennett
101 Asher Avenue
Pawcatuck, CT 06379

Attorney for Personal Representative:
Elizabeth L. Hapner
Email Address: elh@hapnerlawfl.com
Florida Bar No. 322849
1560 W. Cleveland St.
Tampa, FL 33606
Telephone: (813) 250-0357

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

THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-CP-003036
Division: B

IN RE: THE ESTATE OF:
MICHAEL FULGHUM MCILWAIN,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of MICHAEL FULGHUM MCILWAIN, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, 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.

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:
Cristina Yarnoz McIlwain
15 W. Spanish Main Street
Tampa, Florida 33609

Attorney for Personal Representative:
Gregory A. Richards, Jr.
Florida Bar No.: 0028339
LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC
202 S. Rome Avenue, Suite 110
Tampa, Florida 33606
Telephone: (813) 223-5351
E-mail: grichards@lrorlaw.com
Secondary E-mail: sferraro@lrorlaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003112
Division A

IN RE: ESTATE OF
MURIEL M. ERICKSON,
a/k/a MURIEL MARIE ERICKSON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Muriel M. Erickson, a/k/a Muriel Marie Erickson, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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/ Donna Johnson-Griffin
Donna Johnson-Griffin
2728 Buckhorn Oaks Drive
Valrico, Florida 33594

Attorney for Personal Representative:
/s/ Richard F. Wheeler
Richard F. Wheeler, Attorney
Florida Bar Number: 285684
Berg & Wheeler, P.A.
4306 New River Hills Parkway, Suite 2
Valrico, Florida 33596
Telephone: (813) 685-0050
E-Mail: bergwheeler@verizon.net
Secondary E-Mail:
bbuchanan.bergwheeler@verizon.net

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002802
Division A

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

9/19-9/26/25LG 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, 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,

(Continued on next page)

CITY OF TAMPA
MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS
PUBLICATION NOTICE

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

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

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

CASE NO: COD-25-0000773
NAME OF VIOLATOR: RAFAEL CRESPO AND YUNIA
LOCATION OF VIOLATION: 3203 W CORDELIA ST, TAMPA, FL
CODE SECTIONS: 22-8 22-60
LEGAL DESCRIPTION: DREW'S JOHN H 1ST EXTENSION E 35 FT OF LOT 22 AND LOT 23 BLOCK 69
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 FLORIBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: FAIRBURN W 85 FT OF LOT 1 LESS N 10 FT FOR RD BLOCK 2
FOLIO: 183106.0000

CASE NO: COD-25-0002206
NAME OF VIOLATOR: CYNTHIA MONROIG
LOCATION OF VIOLATION: 1210 E 32ND AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-47
LEGAL DESCRIPTION: BUFFALO PARK 2ND ADDITION LOT 16 AND ALL OF ALLEY ABUTTING
FOLIO: 172851.0000

CASE NO: COD-25-0002261
NAME OF VIOLATOR: ESTATE OF ALEX A FLOYD
LOCATION OF VIOLATION: 6403 N 36TH ST, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: HANKINS' SUBURBAN HOMESITES REVISED S 1/2 OF LOT 24 LESS S 79.9 FT
FOLIO: 151984.0200

CASE NO: COD-25-0002281
NAME OF VIOLATOR: DOMINIC W MASTRIAN
LOCATION OF VIOLATION:5207 BAY CLUB CIR, TAMPA, FL
CODE SECTIONS: 5-105.1 5-105.4.5.1
LEGAL DESCRIPTION: ISLAND CLUB AT ROCKY POINT A CONDOMINIUM UNIT 5207 BLDG 5 AND AN UNDIV INT IN COMMON ELEMENTS
FOLIO: 94671.1242

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

CASE NO: COD-25-0002297
NAME OF VIOLATOR: MATILDA LA BARERA
LOCATION OF VIOLATION: 1508 W LAMBRIGHT ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-233(a) 19-234
LEGAL DESCRIPTION: RIVIERA SUBDIVISION LOT 59 LESS S 80 FT OF E 300 FT AND LESS N 20 FT OF E 160 FT, LOT 60 LESS S 40 FT OF E 160 FT AND LESS N 60 FT OF E 140 FT AND LESS E 60 FT OF W 120 FT OF N 30 FT AND W 275 FT OF LOT 61 LESS E 60 FT OF W 120 FT
FOLIO: 104020.0000

CASE NO: COD-25-0002420
NAME OF VIOLATOR: KENNY GUIA DIAZ AND RAFAEL
LOCATION OF VIOLATION: 6614 N 23RD ST, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: GOLDEN SUBDIVISION LOT 6 BLOCK 2
FOLIO: 151491.0000

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

CASE NO: COD-25-0002503
NAME OF VIOLATOR: LOU ETHEL SEALY
LOCATION OF VIOLATION: 2926 N TAMPA ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: WARREN AND KEYES E 46 FT OF N 44 FT OF LOT B AND N 44 FT OF LOT C BLOCK 1
FOLIO: 182611.0000

CASE NO: COD-25-0002508
NAME OF VIOLATOR: NANCY RENTALS LLC
LOCATION OF VIOLATION: 1714 E MULBERRY DR, TAMPA, FL
CODE SECTIONS: 19-231(12)
LEGAL DESCRIPTION: FERN CLIFF LOT 392
FOLIO: 150029.0000

CASE NO: COD-25-0002509
NAME OF VIOLATOR: CONNELL DAVID O'BRIEN PA
LOCATION OF VIOLATION: 1714 E MAPLE AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c 27-283.11(b) 27-326
LEGAL DESCRIPTION: FERN CLIFF LOT 310
FOLIO: 149967.0000

CASE NO: COD-25-0002510
NAME OF VIOLATOR: 104 ELM STREET LLC
LOCATION OF VIOLATION: 104 W ELM ST, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-50
LEGAL DESCRIPTION: FLORIDA AVE HEIGHTS W 50 FT OF LOT 28
FOLIO: 162903.0000

CASE NO: COD-25-0002568
NAME OF VIOLATOR: AARON S SMITH/TRUSTEE
LOCATION OF VIOLATION: 6404 N CELNTRAL AVE, TAMPA, FL
CODE SECTIONS: 19-56
LEGAL DESCRIPTION: NORTH PARK LOT 195
FOLIO: 163214.0000

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

CASE NO: COD-25-0001776
NAME OF VIOLATOR: MY THUY LE
LOCATION OF VIOLATION: 4717 S RENELLIE DR, TAMPA, FL
CODE SECTIONS: 27-287.25(e).(3)
LEGAL DESCRIPTION: GUERNSEY ESTATES LOT 7 BLOCK 1
FOLIO: 130738.0000

CASE NO: COD-25-0002167
NAME OF VIOLATOR: NGODUONG KATHERINE
LOCATION OF VIOLATION: 7506 N ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 27-326
LEGAL DESCRIPTION: ARMENIA COURT LOT 22 AND LOTS 26 THRU 31 AND THAT PART OF LOTS 32 AND 33 DESC AS DESC AS FROM W MOST COR OF LOT 33 RUN ELY TO A PT 10 FT N OF SMOST COR OF LOT 32 NELY TO EMOST COR OF LOT 32 NWLY TO NMOST COR OF LOT 32 AND SWLY TO POB LESS R/W FOR ARMENIA AV AND LOTS 44 THRU 50 BLOCK 1
FOLIO: 102724.0000

CASE NO: COD-25-0002444
NAME OF VIOLATOR: SH SLIGH LLC
LOCATION OF VIOLATION: 503 E SLIGH AVE, TAMPA, FL
CODE SECTIONS: 27-211.8 27-289.7(b) 27-326
LEGAL DESCRIPTION: IROQUOIS PARK CORRECTED MAP LOTS 7 8 AND 9 TOGETHER WITH THAT PART OF VACATED ALLEY ABUTTING ON SOUTH LESS ROAD R/W ABUTTING ON SAID LOTS
FOLIO: 162561.0000

CASE NO: COD-25-0002488
NAME OF VIOLATOR: HMJ CAPITAL LLC
LOCATION OF VIOLATION: 4105 E KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: BEG 467 FT E AND 125 FT N OF SW COR OF NE 1/4 OF NW 1/4 GO N 100 FT E 112 FT S 100 FT AND W 112 FT 7 AND 8 BLK 2
FOLIO: 152841.0000

CASE NO: COD-25-0002938
NAME OF VIOLATOR: PATRICIA A JACKSON
LOCATION OF VIOLATION: 6502 N 22ND ST, TAMPA, FL
CODE SECTIONS: 27-43 27-211.8 211.2.1a 27-326
LEGAL DESCRIPTION: CASHWELL SUBDIVISION LOT 5
FOLIO: 150369.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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

HILLSBOROUGH COUNTY

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 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 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 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 case 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).

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 79, Brooker Ridge, according to the plat as recorded in Plat Book 133, Page 256, of the Public Records of Hillsborough County, Florida.

and more commonly known as 2532 Knight Island Drive, Brandon, FL 33511.

will be sold at a public auction by the Hillsborough County Clerk of Court on **October 24, 2025** at **10:00 A.M.**, to the highest and best bidder for cash, to take place electronically online at www.hillsborough.realforeclose.com, in accordance with Section 45.031 of the 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 with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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/Alexa C. Caldevilla, Esq.
Florida Bar No. 1031636
acaldevilla@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-017713, DIVISION I

RIVERCREST COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

DENI BRAVE, a single man,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 17, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 11, Block 36, RIVERCREST PHASE 2 PHASE K AND P, according to the Plat thereof, as recorded in Plat Book 102, at Pages 293 through 306, inclusive, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 11415 Bright Star Lane, Riverview, FL 33569.

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
Attorneys for Plaintiff

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CC-005788 – DIVISION K

BAYSHORE TOWERS CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,

vs.

SHAMSHUDDIN NOORANI and SABAAH NOORANI, husband and wife,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on August 22, 2025 by the County Court of Pasco County, Florida, the property described as:

Unit No. 16A of BAYSHORE TOWERS CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3633, Page(s) 1475, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

PROPERTY ADDRESS: 4015 Bayshore Blvd. Unit 16A, Tampa, FL 33611.

will be sold by the Hillsborough County Clerk at public sale on **October 10, 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
Attorneys for Plaintiff

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2831
Division Probate

IN RE: ESTATE OF
KATELYN VICTORIA BRAUN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KATELYN VICTORIA BRAUN, deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 19, 2025.

Personal Representative:
TYLER BRAUN
2806 W. Lemon Street
Tampa, FL 33602

Attorney for Personal Representative:
ALEXANDRA M. SCALES
Florida Bar Number: 1016707
McGraw, Rauba & Mutarelli, PA
P.O. Box 4440
Ocala, FL 34478
Telephone: (352) 789-6520
Fax: (352) 789-6570
E-Mail: alexandra@lawmrm.com
Secondary E-Mail: kathy@lawmrm.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003068
Division A

IN RE: ESTATE OF
PAUL HARVEY BRINGHURST,
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 PAUL HARVEY BRINGHURST, deceased, File Number 25-CP-003068; by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that Decedent's date of death was August 12, 2025; that the total value of the estate is other assets valued at approximately $5,500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:

MARY C. BRINGHURST
86 Bayswater Avenue
Ottawa, Ontario K1Y2E, Canada

MICHELLE BRINGHURST
1223 Maumee Street
Orlando, Florida 32828

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is September 19, 2025.

Person Giving Notice:
/s/ MARY C. BRINGHURST
86 Bayswater Avenue
Ottawa, Ontario K1Y2E, Canada

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

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CASE NO.: 25-CP-003141; DIVISION: A

IN RE: ESTATE OF
FLORENCE J. MURPHY, a/k/a
FLORENCE JEAN BOLAND MURPHY,
a/k/a FLORENCE BOLAND MURPHY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Florence J. Murphy, a/k/a Florence Jean Boland Murphy, a/k/a Florence Boland Murphy, deceased, whose date of death was July 7, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT 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.

Co-Personal Representatives:
RICHARD PATRICK MURPHY
58 South Street
Osterville, Massachusetts 02655
and
KATHLEEN ANN MURPHY PAHL
127 Boatwright Loop
Plymouth, Massachusetts 02360

Attorney for Co-Personal Representatives:
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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-002541
Division B

IN RE: ESTATE OF
H. RICHARD MILLER A/K/A
HERMAN RICHARD MILLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of H. Richard Miller a/k/a Herman Richard Miller, deceased, whose date of death was May 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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:
H. Richard Miller, II
701 Ashland Street
Houston, Texas 77007

Attorneys for Personal Representative:
Stacey A. Prince-Troutman, Esq.
Florida Bar Number: 615471
Primary email:
stacey.prince-troutman@akerman.com
Secondary email:
heather.richards@akerman.com
kelli.woodby@akerman.com
R. Dale Noll, Esq.
Florida Bar Number: 98041
Primary email: dale.noll@akerman.com
Secondary email:
marlene.bregio@akerman.com
maria.ossorio@akerman.com
Akerman LLP
CNL Center II
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801
Telephone: (407) 423-4000
Fax: (407) 254-4188

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

(Continued on next page)

HILLSBOROUGH COUNTY

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

Case No.: 25-012190
Division: F-P

DANIELA HENAO,
Petitioner,

and

ANDRES HENAO,
Respondent.

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

TO: ANDRES HENAO
Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DANIELA HENAO, whose address is 107708 Lakeside Vista Dr, Riverview, FL 33569, on or before 10/26/2025, 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: None

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

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

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 September 12, 2025

Victor D. Crist
Clerk of the Circuit Court

By: /s/ Jessica Saladin
Deputy Clerk

9/19-10/10/25LG 4T

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

Case Number: 25-CC-5009
Division: I

MIGUEL PASQUALE,
Petitioner,

vs.

NORVIN HERNANDEZ
and JASON THOMAS BABIN,
Respondent.

NOTICE OF ACTION

TO: JASON THOMAS BABIN
7290 Oakmont Court
Ponte Vedra, FL 32082

YOU ARE NOTIFIED that an action for civil case for Declaratory Judgment has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on **Taino Law Group** whose address is **1107 E Jackson St Suite 107, Tampa, FL 33602** on or before **10/17/2025** 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.

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. Future papers in this lawsuit will be mailed or e-mailed to the addressees) on record at the clerk's office.

Dated 9/11/2025

Victor D. Crist
Clerk of the Circuit Court

By: s/ Isha Tirado-Baker
Deputy Clerk

9/19-10/10/25LG 4T

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

CASE NO.: 24-CC-047820, DIVISION I

OAKDALE RIVERVIEW ESTATES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

JEROME SMILEY, JR., a single person,
Defendant.

NOTICE OF SALE

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
Attorneys for Plaintiff

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

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

CASE NO.: 25-CC-017718, DIVISION H

RIVERCREST COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

JACQUELINE WILLIAMS,
a single woman,
Defendant.

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 Public 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
Attorneys for Plaintiff

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP-002568

IN RE: ESTATE OF
LEO BARRY SOWELL
Deceased.

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 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

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

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

File No. 25-CP-002716

IN RE: ESTATE OF
ANDREA RUTH GRIFFIN
Deceased.

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 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

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

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

Case No.: 25-CP-002534

IN RE: ESTATE OF
CARMEN OCASIO,
Deceased.

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP-002985

IN RE: ESTATE OF
CHRISTOPHER JOSEPH MOHAR, SR.,
A/K/A CHRISTOPHER J. MOHAR
Deceased.

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 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:
KANDACE K. MOHAR
4401 West Prescott Street
Tampa, FL 33616

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

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

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

FILE NO.: 25-CP-003086; DIVISION: A

IN RE: ESTATE OF
ROBERT CHARLES STEPHENSON,
Deceased.

NOTICE TO CREDITORS

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.

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

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

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

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

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

The date of first publication of this notice is September 19, 2025.

Personal Representative:
JUDY GULICK STEPHENSON
16110 Armistead Lane
Odessa, Florida 33556

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-CP-3063
Division A

IN RE: ESTATE OF
ERSIN UREKSOY a/k/a
ERSIN A. UREKSOY a/k/a
ERSIN ALTAN UREKSOY,
Deceased.

NOTICE TO CREDITORS

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.

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

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

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

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

The date of first publication of this notice is September 19, 2025.

Personal Representative:
Murad K. Ureksoy
6125 36th Lane E.
Bradenton, FL 34203

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

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

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

Case No.: 25-011903
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.: 25-012031
Division: I-P

MAYKEL ORTEGA RAMOS,
Petitioner,

and

KARLA GERONIMO ARIAS,
Respondent.

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

TO: KARLA GERONIMO ARIAS
Quintana Roo, Cancun, Mexico

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MAYKEL ORTEGA RAMOS, whose address is 4206 E 99th Ave, Tampa, FL 33617, on or before 10/15/2025,

(Continued on next page)

HILLSBOROUGH COUNTY

and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition**.

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

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

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

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 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 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 9/9/2025

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. 25-CP-002300

IN RE: ESTATE OF
NANCY ANN BICKERT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Nancy Ann Bickert, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
/s/ Kelsey O'Neill
12895 S. Wacousta Road
Eagle, Florida 48822

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

9/12-9/29/25LG 2T

NOTICE OF ACTION

Hillsborough County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Registered Nursing

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

NOTICE OF ACTION

Hillsborough County

BEFORE THE BOARD OF MASSAGE

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

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

CASE NO.: 2024-47154
LICENSE NO.: LMT 84839

The Department of Health has filed an Administrative Complaint against your license to practice as a Licensed Massage Therapist, a copy of which may be obtained by contacting Patricia Nelson, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9910.

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

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

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

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

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

JESSICA BARBOSA VICTOR,
Petitioner,

and

ANDERSON BATISTA BARBOSA,
Respondent.

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

TO: ANDERSON BATISTA BARBOSA
Last Address: 8325 Bay Pointe Dr
Apt 503N, Tampa Florida 33615

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

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

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

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

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

Dated 8/21/2025

Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Isha Tirado-Baker
Deputy Clerk

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

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NOS.
21-DP-708, 22-DP-330, 23-DP-578
DIVISION: B

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ZA'NIYA EVANS, address unknown

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact juvdepdivb@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 27th day of August, 2025.

Victor Crist, Clerk of Court

By: s/ Pamela Hendry
As Deputy Clerk

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

IN THE CIRCUIT COURT OF THE 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 COMMONGOOD 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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 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

(Continued on next page)

HILLSBOROUGH COUNTY

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

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

Description of Property:
TROUT CREEK COMMONS PHASE II LOT 4
PLAT BK / PG: 80 / 88
SEC - TWP - RGE: 12 - 27 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
TOM SASH / TRUSTEE
TOM SASH, AS TRUSTEE

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

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

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

Folio No.: **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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

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

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

Name(s) in which assessed:
NDIDI OSUJI

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 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

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

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

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

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

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

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

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

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

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

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

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

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

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

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

HILLSBOROUGH COUNTY

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

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

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

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

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

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

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

Description of Property:
VAN SANT SUBDIVISION THAT PART OF LOTS 60 AND 61 DESC AS BEG AT NE COR OF LOT 60 AND RUN E 371.58 FT S 515 FT W 214.05 FT S 176.77 FT TO NLY R/W OF DURANT RD NWLY ALONG RD 102 FT N 180.26 FT N 81 DEG 12 MIN 38 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 redeemed according to law, the property described in such certificate will be sold to the highest bidder on (10/16/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

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

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

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

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

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

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

NOTICE OF APPLICATION FOR TAX DEED

—

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

HILLSBOROUGH COUNTY

was assessed are:

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

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

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

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

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

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

Dated 8/29/2025

Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida

By Carolina Muniz, Deputy Clerk

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

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

JUVENILE DIVISION

CASE NO. 25-DP-328
DIVISION: D

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: SHAY GANDY
Address Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: S.G. born on 4/6/2022. You are hereby **commanded** to appear on **December 1, 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

MANATEE COUNTY

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

CASE NUMBER:
2025-DR-000965AX
and 2025-DR-000966AX
DIVISION: FAMILY

IN THE INTEREST OF:

D.S. AND R.S.,
Children,

NICHOLAS STUART AND
CASANDREA STUART,
Petitioner,

AND

LINDSAY SANTAMORE
AKA LINDSAY DIMASTRANTONIO,
Respondent.

NOTICE OF ACTION FOR EMERGENCY PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY

TO: LINDSAY SANTAMORE A/K/A
LINDSAY DIMASTRANTONIO
Respondent's last Known Address
(as of August 13, 2025):
4440 Ironwood Circle
Bradenton, Florida 34219
Telephone: (207) 502-3834

YOU ARE NOTIFIED that an action for Emergency Petition for Temporary Custody by Extended Family has been filed against you. You are required to serve a copy of your written defenses, if any, to it on:

Petitioners: NICHOLAS STUART AND CASANDREA STUART

Petitioners' Address: I1S63 Walden Loop Parrish, FL 34219.

on or before 10/24/2025 [insert date: 28 days after first publication], and file the original with the Clerk of this Court at:

Clerk of the Circuit Court - Manatee County
Manatee County Judicial Center
1051 Manatee Ave. W.
Bradenton, FL 34205
Mailing: P.O. Box 3000, Bradenton, FL 34206.

Before service on Petitioners 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 09/12/2025

CLERK OF THE CIRCUIT COURT

By: /s/ C. Schenck
Deputy Clerk

9/26-10/17/25LG 4T

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

CASE NUMBER:
2025-DR-000965AX
and 2025-DR-000966AX
DIVISION: FAMILY

IN THE INTEREST OF:

D.S. AND R.S.,
Children,

NICHOLAS STUART AND
CASANDREA STUART,
Petitioner,

AND

LINDSAY SANTAMORE
AKA LINDSAY DIMASTRANTONIO,
Respondent.

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS

TO: LINDSAY SANTAMORE A/K/A
LINDSAY DIMASTRANTONIO
Respondent's last Known Address
(as of August 13, 2025):
4440 Ironwood Circle
Bradenton, Florida 34219
Telephone: (207) 502-3834

YOU ARE NOTIFIED that an action for Emergency Petition for Temporary Custody by Extended Family has been filed against you. You are required to serve a copy of your written defenses, if any, to it on:

Petitioners: NICHOLAS STUART AND CASANDREA STUART

Petitioners' Address: I1S63 Walden Loop Parrish, FL 34219.

on or before 10/24/2025 [insert date: 28 days after first publication], and file the original with the Clerk of this Court at:

Clerk of the Circuit Court - Manatee County
Manatee County Judicial Center
1051 Manatee Ave. W.
Bradenton, FL 34205
Mailing: P.O. Box 3000, Bradenton, FL 34206.

Before service on Petitioners 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 09/12/2025

CLERK OF THE CIRCUIT COURT

By: /s/ C. Schenck
Deputy Clerk

9/26-10/17/25LG 4T

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

Case No.: 2025-DR-2146

DAVID MARDOQUEO, TEJADA,
Petitioner,

and

MARYLUZ, GONZALEZ DIAZ,
Respondent.

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

TO: MARYLUZ, GONZALEZ DIAZ
Last known address: 6800 14th 57 W, Bradenton, FL 34207

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy for your written defenses, if any, to it on DAVID MARDOQUEO, TEJADA, whose address is 5619 6th Street Ct E. Apt A, Bradenton, FL 34203 on or before 28 days after the first date of publication, and file the original with the clerk of this Court at 1115 Manatee Ave W, Bradenton, FL 34205 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

(Continued on next page)

MANATEE COUNTY

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 09/09/2025

Kimberly Miller
Court Administrator

Stephanie Graham
Family Division Case Manager

9/26-10/17/25LG 4T

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2024-CC-002530

BRADENTON TROPICAL PALMS, INC.,
Plaintiff,

vs.

WANDA J. BAKER AND
DEBORAH L. CATERINO,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on September 16, 2025 by the County Court of Manatee County, Florida, the property described as:

Unit # 2514 17 SLW, BRADENTON TROPICAL PALMS, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1539, Pages 729-785, of the Public Records of Manatee County, Florida.

will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.manatee.realforeclose.com 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 no later than the date the Clerk reports the surplus funds as unclaimed.

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, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.

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

9/26-10/3/25LG 2T

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 HARRIETT DEE ZAMBITO A/K/A H. DEE ZAMBITO A/K/A HARRIET DEE HOPKINS A/K/A HARRIET 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 Harriet 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 Harriet Dee Hopkins A/K/A Harriet 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

MANATEE COUNTY

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, 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

MANATEE COUNTY

COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, **Angelina "Angel" Colonneso**, 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 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 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

MANATEE COUNTY

NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 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

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 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

ORANGE COUNTY

NOTICE OF SUSPENSION
ORANGE COUNTY

To: JONATHAN T. MARTINEZ AVILES

Case No.: CD202506262/D 3514139

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.

9/26-10/17/25LG 4T

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003013-O

IN RE: ESTATE OF
GAIL EMILY MARTINEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GAIL EMILY MARTINEZ, deceased, whose date of death was May 23, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the 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

ORANGE COUNTY

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 26, 2025.

Personal Representative:
JAIME E. IRIZARRY
250 Waterside Dr.
Indian Harbour Beach, FL 32937

Attorney for Personal Representative:
AMY M. ROMAINE, ESQ.
Florida Bar Number: 0640026
ROMAINE & NUGENT
835 Executive Ln., Ste. 110
Rockledge, FL 32955
Telephone: (321) 574-1095
Fax: (321) 574-1032
amy@romainenugent.com
office@romainenugent.com

9/26-10/3/25LG 2T

NOTICE OF SUSPENSION
ORANGE COUNTY

To: KALYNN D. ANDERSON

Case No.: CD202504281/D 3440309

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.

9/26-10/17/25LG 4T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024-CA-010169-O
Div.48

PRIVATE FINANCING ALTERNATIVES, LLC, a Florida limited liability company,
Plaintiff,

v.

WINDERMERE COUNTRY CLUB, LLC, a Florida limited liability company, BRYAN DECUNHA, NYA CAPITAL, INC., a Florida profit corporation, and UNKNOWN TRUSTEE, SETTLORS AND/OR BENEFICIARIES OF THE GARY W. MELVIN REVOCABLE TRUST,
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered in the above-styled case in the Circuit Court of Orange County, Florida, the Clerk of Orange County, Florida will sell the property situated in Orange County, Florida, described as:

Description of Mortgaged and Personal Property

Parcel A:

Tract A, BUTLER BAY - UNIT THREE, according to the map or plat thereof as recorded in Plat Book 18, Page 4, Public Records of Orange County, Florida.

Parcel B:

Tract A, REPLAT OF LOTS 8, 9, 10 AND TRACT B, BUTLER BAY - UNIT THREE, according to the map or plat thereof as recorded in Plat Book 25, Page 116, Public Records of Orange County, Florida.

Parcel C:

TOGETHER WITH a non-exclusive perpetual easement for ingress, egress and utilities for the benefit of Parcel A pursuant to that certain Grant of Easement for Ingress, Egress and Utilities executed by Butler Bay Association, Inc. to and in favor of Florida Country Clubs, Inc., dated December 27, 1988 and recorded December 29, 1988 in Official Records Book 4043, Page 4175, Public Records of Orange County, Florida.

Parcel D:

ALSO TOGETHER WITH a non-exclusive perpetual easement for vehicular and pedestrian ingress and egress for the benefit of Parcel A pursuant to that certain Easement Agreement executed by Butler Bay Association, Inc. to and in favor of Atlanta Golf Partners dated November 28, 1990 and recorded January 3, 1991 in Official Records Book 4251, Page 1662, as re-recorded in Official Records Book 4257, Page 3687, as affected by the plat of Butler Bay - Unit Three, as recorded in Plat Book 18, Pages 4 through 9, Public Records of Orange County, Florida.

Parcel E:

ALSO TOGETHER WITH a non-exclusive perpetual easement over the rear ten (10) feet of each residential lot within Butler Bay Unit Three which adjoins Parcel A for the purpose of maintaining a natural buffer area between Parcel A and residential uses, for the benefit of Parcel A pursuant to Article XII Section 3 of that certain Declaration of Covenants, Conditions and Restrictions for Butler Bay Unit Three executed by Windermere Lakes, Ltd. and Lake Butler Estates, Ltd. recorded in Official Records Book 3808, Page 1478, as subsequently amended, including but not limited to that certain Amendment to Amendments to and Consolidation of Declarations of Covenants, Conditions and Restrictions for Lake Butler Estates and Supplemental Declaration of Covenants, Conditions and Restrictions for Butler Bay Unit 1 recorded in Official Records Book 6558, Page 923, and all amendments thereto, Public Records of Orange County, Florida.

The site addresses for these five parcels are 2710 Butler Bay Dr. N., Windermere, Florida 34786 and 2730 Butler Bay Dr. N., Windermere, Florida

(Continued on next page)

ORANGE COUNTY

34786

at a public sale to the highest bidder on **November 19, 2025 at 11:00 a.m. EST**, via electronic sale at www.myorangeclerk.realforeclose.com in accordance with the Final Judgment of Foreclosure and chapter 45, 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.

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.

Dated September 19, 2025.

/s/ J. Andrew Baldwin
dbaldwin@solomonlaw.com
Florida Bar No. 671347
tthiele@solomonlaw.com
foreclosure@solomonlaw.com
THE SOLOMON LAW GROUP, P.A.
1881 West Kennedy Boulevard, Suite D
Tampa, Florida 33606-1611
(813) 225-1818 (Tel)
(813) 225-1050 (Fax)
Attorneys for Plaintiff

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-002868-O

IN RE: ESTATE OF
MARGIE COHEN JOHNSON,
Deceased

NOTICE TO CREDITORS
(Summary Administration)

TO ALL INTERESTED PERSONS:

Notice is hereby given that an Order for Summary Administration has been granted in the estate of MARGIE COHEN JOHNSON, deceased, whose date of death was JUNE 17, 2025, by the Circuit Court for ORANGE County, Florida, Probate Division. Any creditor of the estate of the decedent or persons having claims or demands against the estate of the decedent must file their claims with the court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THE NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN FLORIDA STATUTES SECTION 733.702 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.

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.

Any creditor or persons having claims or demands against the estate may file their claims with the Clerk of the Circuit Court at Orange County Courthouse, 425 N. Orange Avenue, Suite #340, Orlando, Florida 32801.

DATED this 22nd day of September 2025.

Attorney for Petitioner:
/s/ Clyde L. Lemon
Clyde L. Lemon, Esq.
Florida Bar No. 1032835
Fighter Law
120 East Robinson Street
Orlando, Florida 32801
Tel. (407) 344-4837
clyde@fighterlaw.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-002761-O
Division: 01

IN RE: ESTATE OF
PARASKEVI MATSIORI
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PARASKEVI MATSIORI, deceased, whose date of death was November 29, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 340, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2025.

Personal Representative:
/s/ CHRIS WRONA
5147 Rebecca Court
Orlando, Florida 32810

Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Florida Bar No. 116596
Email Address:
trwalser@floridaprobatefirm.com
Florida Probate Law Firm, PLLC
6751 N. Federal Highway, Ste. 101
Boca Raton, Florida 33487
Telephone: (561) 210-5500

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002929-O

IN RE: ESTATE OF
JOSE JOAQUIN HOLGUIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jose Joaquin Holguin, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 26, 2025.

Personal Representative:
/s/ Nidia Holguin
1 S. Solandra Drive
Orlando, FL 32807

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

9/26-10/3/25LG 2T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2025-CC-014548-O

Tivoli Gardens Homeowners Association, Inc.,
Plaintiff,
vs.
Warmoth Ernest Gibbs, as Trustee of the Warmoth Ernest Gibbs Revocable Trust; et al.
Defendant(s).

NOTICE OF ACTION

TO: Warmoth Ernest Gibbs, as Trustee of the Warmoth Ernest Gibbs Revocable Trust
9574 Bennington Chase Dr.
Orlando, FL 32829

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:

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.

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.

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

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

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CIVIL DIVISION

CASE NO. 482024CA010941A001OX

HOF GRANTOR TRUST 1
Plaintiff,
vs.
J3 EQUITIES, LLC, et al,
Defendants

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated August 28, 2025 and entered in Case No. 482024CA-010941A001OX 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:

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.

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, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service".

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

24-F000307/TL

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

OSCEOLA COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024 CA 001761 MF

BANK OF AMERICA, N.A.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST LUZ S. CRUZ AKA LUZ SELENIA CRUZ CABALLERO AKA LUZ CRUZ CABALLERO, DECEASED, et al,
Defendant(s).

NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 21, 2025, and entered in Case No. 2024 CA 001761 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which Bank of America, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Luz S. Cruz aka Luz Selenia Cruz Caballero aka Luz Cruz Caballero, deceased, Poinciana Village Two Association Inc , Association of Poinciana Villages Inc, are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash online at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on October 21, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, BLOCK 605, POINCIANA, NEIGHBORHOOD 1, VILLAGE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGES 69-87, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 20 COVENTRY CT KISSIMMEE FL 34758

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

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

Dated this 18th day of September, 2025.

By: /s/ Silver Jade Bohn
Florida Bar #95948
Silver Jade Bohn, Esq.

ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
EService: servealaw@albertellilaw.com

IN/24-008364

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE NINTH CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000640

IN RE: ESTATE OF
MARK G. MALOY
Deceased.

NOTICE TO CREDITORS

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE

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 the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: MARK G. MALOY, File Number 2025-CP-000640.

The address of the court where this probate is pending is Circuit Court for Osceola County, Florida, 2 Courthouse Square, Kissimmee, FL 34741.

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

Date of death of the decedent is 06/30/2025.

The date of first publication of this notice is September 26, 2025.

The second week of publication is October 3, 2025.

Personal Representative(s):
Rita M. Maloy

Attorney for the representative(s):
By /s/ Matthew T. Morrison
Matthew T. Morrison, Esquire
Florida Bar No. 1005203
5121 S. Lakeland Dr., Suite 2
Lakeland, Florida 33813

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CA 003138 MF
CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM2
PLAINTIFF,
VS.
LUIZ FABIANO PISSONI CELLI A/K/A LUIZ CELLI, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta Publishing, Inc)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of September, 2025, and entered in Case No. 2024 CA 003138 MF , of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Citibank, N.A., not in its individual capacity, but solely as Owner Trustee of BRAVO Residential Funding Trust 2024-NQM2 is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, LUIZ FABIANO PISSONI CELLI A/K/A LUIZ CELLI, MARIA SALI CELLI, VALE SOLLAR, WILLIAM MAZAR, ENFIN CORP., SUNNOVA SLA MANAGEMENT, LLC, GOODLEAP, LLC and CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 5th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 14, CELEBRATION AREA 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 44 THROUGH 98, PUBLIC RECORDS OF OSCEOLA 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 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.

Dated this 19th 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
11080-1020436

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001380 MF
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SHELLY CLAIR MCCORMICK A/K/A SHELLY C. MCCORMICK, 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 Shelly Clair McCormick
Last Known Address: 6765 Alder Rd, Harmony, FL 34773
Current Residence: UNKNOWN
TO: Carri Janelle Cook
Last Known Address: 2224 La Due Ct, Orlando, FL 32811
Current Residence: UNKNOWN
TO: Carri Janelle Cook
Last Known Address: 5408 Ville Rosa Ln, Hazelwood, MO 63042
Current Residence: UNKNOWN
TO: Carri Janelle Cook
Last Known Address: 1620 Sweetwater West Cir, Apopka, FL 32712
Current Residence: UNKNOWN
TO: Carri Janelle Cook
Last Known Address: 5124 Eagle Valley St, Cibolo, TX 78108
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 184, Villages at Harmony Phase 1B, according to the plat as recorded in Plat Book 29, Pages 104 through 112, 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 October 26, 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 15th day of September, 2025.
KELVIN SOTO
As Clerk of Court
By: Kevin Soto
Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1020401

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.

(Continued on next page)

OSCEOLA COUNTY

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

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-001436

CASCADES AT KISSIMMEE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff,
vs.
STARDOM REAL ESTATE, INC.,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on September 16, 2025 by the County Court of Osceola County, Florida, the property described as:

Unit 12-202 of Cascades at Kissimmee Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3094, Page 1, of the Public Records of Osceola County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Address: 2060 Cascades Blvd., #202, Kissimmee, FL 34741.

will be sold at public sale by the Osceola County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 on November 12, 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, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, Florida 34741, (407) 742-2417, 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/ Nadine M. Appleton
Nadine M. Appleton, Esquire
Florida Bar No: 166227
nappleton@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Attorney for Plaintiff

9/26-10/3/25LG 2T

PASCO COUNTY

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA, SIXTH CIRCUIT
PROBATE DIVISION
UCN: 512025CP001458CPAXES
REF #: 2025CP001458CPAXES

IN RE: ESTATE OF
IRMGARD A. WILLS,
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 Irmgard A. Wills, deceased, UCN: 512025CP001458CPAXES REF #: 2025CP001458CPAXES; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654; that the decedent's date of death was January 21, 2025; that the total value of the estate is $200.00 and that the names and address of those to whom it has been assigned by such order are:

NAME	ADDRESS
Deborah A. Bushnell, Trustee of the Wills Living Trust dated May 5, 2010, as amended and restated	204 Scotland St. Dunedin, FL 34698

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 26, 2025.

Attorney Giving Notice:
/s/ Deborah A. Bushnell, Esq.
Email address: debbie@dbushnell.net
204 Scotland Street
Dunedin, Florida 34698
(727) 733-9064
FBN: 304441/SPN NO. 117974

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-0001871
Division Probate

IN RE: ESTATE OF
TINA MARIE FISCHER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Tina Marie Fischer, deceased, whose date of death was January 14, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
/s/ Yvonne Collinsworth
Yvonne Collinsworth
24738 Audrey Road
Land O Lakes, Florida 34639

Attorney for Personal Representative:
/s/ J. Scott Reed
J. Scott Reed, Esq., Attorney
Florida Bar Number: 124699
Pilka Adams & Reed, P.A.
330 Pauls Drive, Suite 100
Brandon, Florida 33511
Telephone: (813) 653-3800
Fax: (813) 651-0710
E-Mail: sreed@pilka.com
Secondary E-Mail: tjenkins@pilka.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001042
Division Probate

IN RE: ESTATE OF
RUTHALYS R. MCCORMICK
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 Ruthalys R. McCormick, deceased, File Number 25-CP-001042, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654; that the decedent's date of death was December 6, 2024; that the total value of the estate is $10.00 and that the names and addresses of those to whom it has been assigned by such order are:

The John F. McCormick and Ruthalys R. McCormick Revocable Living Trust

56 Shattuck Street, Greenfield, MA 01301

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 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 date of first publication of this Notice is September 26, 2025.

Person Giving Notice:
Keith T. Rollinson
56 Shattuck Street
Greenfield, Massachusetts 01301

Attorney for Person Giving Notice:
Kara Evans, Attorney
Florida Bar Number: 381136
4631 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 758-2173
Fax: (813) 926-6517
E-Mail: kara@karaevansattorney.com
Secondary E-Mail: evanskeene@aol.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001083

IN RE: ESTATE OF
VIDA JOANA BARTKUS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Vida Joana Bartkus, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 104, New Port Richey, Florida 34654. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 26, 2025.

Personal Representative:
/s/ Dalia DeSantis
Dalia DeSantis
22349 Antler Drive
Novi, Michigan 48375

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

9/26-10/3/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025-CC004749

SUMMERSTONE COMMUNITY ASSOCIATION, INC.,
Plaintiff,
vs.
IBRAHIM KALOKO,
Defendant.

NOTICE OF ACTION

TO: IBRAHIM KALOKO

34214 REDWOOD DAWN LN, WESLEY CHAPEL, FL 33543

12406 PLANTATION PINE LN, APT 301, TAMPA, FL 33635

33 S. GULF STREAM AVE, UNIT 507, SARASOTA, FL 34236

89 EASTPOINTE RIDGE DR., APT 103, COLUMBUS, OH 43213

YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Lot 5, Block 3, ASHBERRY VILLAGE PHASE 1, according to the plat as recorded in Plat Book 83, Pages 5 of the Public Records of Pasco County. Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before October 27, 2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

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) 847-8199, via Florida Relay Service.

DATED on September 19th, 2025.

Nikki Alvarez-Sowles
Clerk of the Court, Pasco County

By /s/ Nikki Alvarez-Sowles
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

9/26-10/3/25LG 2T

THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA000841CAAXWS
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
KAREN R. KEITH A/K/A KAREN KEITH, ET AL.,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 12th day of September, 2025, and entered in Case No. 2025CA000841CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KAREN R. KEITH A/K/A KAREN KEITH; UNKNOWN SPOUSE OF KAREN R. KEITH A/K/A KAREN KEITH; ISPC, INC A/K/A ISPC and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY 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 14th day of October, 2025, the following described property as set forth in said Final Judgment, to wit:
Lot 1617, Holiday Lakes Estates Unit Nineteen, according to the map or plat thereof as recorded in Plat Book 11, Page 3, 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 19th 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
11080-1020417

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. 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 Pembrook 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: 2025CA001848CAAXWS

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
vs.
MATTHEW ORRIN LEE, et al,
Defendants.

NOTICE OF ACTION

TO: MATTHEW ORRIN LEE
2959 Gator Crossing Place
New Port Richey, FL 34655

MATTHEW ORRIN LEE
5656 E. Adamo Drive
Tampa, FL 33619

UNKNOWN SPOUSE OF MATTHEW ORRIN LEE
2959 Gator Crossing Place
New Port Richey, FL 34655

KATHERINE JEANETTE ELIZABETH LEE
2959 Gator Crossing Place
New Port Richey, FL 34655

UNKNOWN SPOUSE OF KATHERINE JEANETTE ELIZABETH LEE
2959 Gator Crossing Place
New Port Richey, FL 34655

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 11, PLANTATION PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE(S) 81 THROUGH 84, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rashida Willhoit, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before 10/27/2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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, 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 impaired call 711. 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 transportation services.

WITNESS my hand and seal of the said Court on September 18, 2025.

/s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller

Deputy Clerk: Kaylen McCutcheon

Lender Legal PLLC
1800 Pembrook Dr #250, Orlando, FL 32810

9/26-10/3/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 51-2025-CC-003632-AX-ES

SUNCOAST MEADOWS MASTER ASSOCIATION, INC.,
Plaintiff,
vs.
JADY MARIE MUNIZ, a single woman, YAMID GERALDO MUNIZ ARROYO, a married man, and EDGAR MIGUEL MUNIZ ARROYO, a single man,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 19, 2025 by the County Court of Pasco County, Florida, the property described as:

Lot 1, Block 15, SUNCOAST MEADOWS - INCREMENT TWO, according to the map or plat thereof as recorded in Plat Book 55, page 129 through 139, of the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 3316 Thistledown Lane, Land O'Lakes, FL 34638.

will be sold by the Pasco County Clerk at public sale on October 21, 2025 at 11:00 A.M., electronically online at http://www.pasco.realforeclose.com.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274,

(Continued on next page)

PASCO COUNTY

ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

9/26-10/3/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CC004598CCAXES

GRAND OAKS MASTER ASSOCIATION, INC.,
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
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

PASCO COUNTY

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
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) 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@rlselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795
033615/TL

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

IN THE CIRCUIT COURT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 512025CP001047CPAXES

IN RE: ESTATE OF
RONALD G. KROLL, JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RONALD G. KROLL, JR., deceased, Case Number 512025CP001047CPAXES, is pending in the Circuit Court for Pasco County, Florida, 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 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 19, 2025.

Personal Representative:

PASCO COUNTY

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001322CPAXWS

IN RE: ESTATE OF
CYNTHIA ANN STEELE
Deceased

NOTICE TO CREDITORS

The administration of the estate of CYNTHIA ANN STEELE, deceased, whose date of death was May 23, 2024; File Number 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 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:
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.
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

PINELLAS COUNTY

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 23-009150-CO

Harbour Watch Homeowners Association, Inc., a not for profit Florida corporation,
Plaintiff,
vs.
Bag Chasers, Inc. and D'Aria Q III, LLC,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that on **October 28, 2025**, **at 10:00 a.m.** via the internet at www.pinellas.realforeclose.com, in accordance with §45.031, *Florida Statutes*, Ken Burke, Clerk of the Court will offer for sale the following described real property:

Lot 92, POINTE ALEXIS NORTH PHASE II, according to the map or plat thereof, as recorded in Plat Book 97, Page 17 through 21, of the Public Records of Pinellas County, Florida.

Sandpiper Pointe Court, Lot 92, Tarpon Springs, Florida 34689

The aforesaid sale will be made pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 23-009150-CO now pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service.

Respectfully submitted on September 24, 2025.

/s/ Aaron Silberman, Esq.
Florida Bar No.: 15722
aaron@thesilbermanlawfirm.com
Silberman Law, P.A.
1105 W. Swann Avenue
Tampa, Florida 33606
Telephone: (813) 434-1266
Facsimile: (813) 434-1257
Attorney for Plaintiff

9/26-10/3/25 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-005010-ES

IN RE: ESTATE OF
KATHERINE ANN WATRIDGE,

PINELLAS COUNTY

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Katherine Ann Watridge, deceased, whose date of death was February 5, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must 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 26, 2025.

Personal Representative:
Christine Seguin
1248 Evans Valley Road
Newport, TN 37821

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

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008098XXESPR
Division 04

IN RE: ESTATE OF
CHARLES H. GUY IV,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Charles H. Guy IV, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 26, 2025.

Personal Representative:
/s/ Irene Guy
4721 W. San Miguel St.
Tampa, FL 33629

Attorney for Personal Representative:
/s/ Elizabeth L. Hapner
Email Address: elh@hapnerlawfl.com
Florida Bar No. 322849
1560 W. Cleveland St.
Tampa, FL 33606
Telephone: (813) 250-0357

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA, SIXTH CIRCUIT, PROBATE DIVISION
UCN: 522025CP007098XXESPR
REF#: 25-007098-ES

IN RE: ESTATE OF
Jeffrey R. Matula a/k/a
Jeffrey Rich Matula,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jeffrey R. Matula a/k/a Jeffrey Rich Matula, deceased, whose date of death was May 5, 2025; UCN: 522025CP007098XXESPR REF#: 25-007098-ES is pending in the Circuit Court for Pinellas County, Florida, Probate Division; the address of which is 315 Court Street, Clearwater, Florida, 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is September 26, 2025.

Personal Representative:
s/ Robert Allen Vigoren
4653 Lance Leaf Drive
Ft. Worth, TX 76244

Attorney for Personal Representative:
s/ Deborah A. Bushnell, Esq.
Email address: debbie@dbushnell.net
204 Scotland Street
Dunedin, FL 34698
Telephone: (727) 733-9064
FBN: 304441 / SPN NO. 117974

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-008308-ES
Division 004

IN RE: ESTATE OF
THOMAS JEFFERSON HAILS
A/K/A THOMAS J. HAILS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Thomas Jefferson Hails a/k/a Thomas J. Hails, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must 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 26, 2025.

Personal Representative:
/s/ Judith K. Petitt
2046 51st Street N.
St. Petersburg, Florida 33710

Attorney for Personal Representative:
/s/ JOSEPH A. DIVITO, ESQ.
Florida Bar Number: 228915
TRENAM LAW
200 Central Avenue, Suite 1600
St. Petersburg, FL 33701
Telephone: (727) 896-7171
E-Mail: jdivito@trenam.com
Secondary E-Mail: egarcia@trenam.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-7048-ES

IN RE: ESTATE OF
ROY WILLIAM HUGHES,
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 ROY WILLIAM HUGHES, deceased, File Number 2025-7048-ES by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that the decedent's date of death was May 16, 2025; that the total value of the estate is $ 25,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
LINDA A. HESS	6700 150th Ave., Lot 712 Clearwater, Florida 33764

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 Sum-

(Continued on next page)

PINELLAS COUNTY

mary 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 26, 2025.

Person Giving Notice:
LINDA A. HESS
6700 150th Avenue, Lot 712
Clearwater, Florida 33764

Attorney for Person Giving Notice:
NORBERTO S. KATZ, ESQUIRE
Florida Bar No.: 399086
931 Thistle Lane North
Maitland, Florida 32751
Telephone: (407) 435-0252
E-Mail: norbertokatzlaw@gmail.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
Case No. 23-008560-CI

BAY AREA LENDING SERVICES LLC, a Florida limited liability company,
Plaintiff,
vs.
FAMILY INTERNATIONAL HOME BUILDERS LLC, a Florida limited liability company, TATIANA MURRAY, individually, RANDELL J. WALDEN, SR., individually, FREDDIE MURRAY, individually, ALPHONSO DEROSIERS, individually, and MORRISSEY & MORRISSEY ENTERPRISES, LLC, a Florida limited liability Lender,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the "Uniform Final Judgment of Foreclosure" entered in Case No. 2023-8560-CI on March 6, 2025, in the Sixth Judicial Circuit Court, in and for Pinellas County, Florida, wherein Ken Burke, Clerk of Court, will sell to the highest and best bidder for cash, the real property situated in Pinellas County, Florida, described below to the highest bidder, for cash, www.pinellas.realforeclose.com at 10:00 A.M. on the 8th day of October 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 1, Morrissey Commercial Center, according to the map or plat thereof as recorded in Plat Book 142, Page 15, Public Records of Pinellas County, Florida.

Property address: 7210 Gulf Blvd, Saint Petersburg, FL 33706

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 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.

Dated this 9th day of September, 2025.

/s/ C. Paige Andringa
FRANK A. LAFALCE, ESQUIRE
Florida Bar Number: 0980609
flafalce@anthonyandpartners.com
C. PAIGE ANDRINGA, ESQUIRE
Florida Bar Number: 1028374
cpandringa@anthonyandpartners.com
Anthony & Partners, LLC
100 S. Ashley Drive, Suite 1600
Tampa, Florida 33602
Telephone: 813/273-5616
Telecopier: 813/221-4113
Attorney for the Plaintiff

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-004131-CI

BRITTNEY BARRY-SMITH,
Plaintiff,
vs.
SAM FISHMAN, INC., a defunct Florida corporation, RICHARD F. LANE, ARTHUR P. TEARINGTON, deceased, Unknown Heirs of ARTHUR P. TEARINGTON, Unknown Creditors of ARTHUR P. TEARINGTON, MELANIE A. BARRY, deceased, Unknown Heirs of MELANIE A. BARRY, Unknown Creditors of MELANIE A. BARRY, and ALL OTHER UNKNOWN PARTIES,
Defendants.

NOTICE OF ACTION

TO: Defendants, ARTHUR P. TEARINGTON, deceased, THE UNKNOWN HEIRS OF ARTHUR P. TEARINGTON, UNKNOWN CREDITORS OF ARTHUR P. TEARINGTON, MELANIE A. BARRY, deceased, THE UNKNOWN HEIRS OF MELANIE A. BARRY, and UNKNOWN CREDITORS OF MELANIE A. BARRY, 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 clarming by, through, under, or against any corporation or other legal

PINELLAS COUNTY

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 Plaintiff, BRITTNEY BARRY-SMITH'S, Complaint for reformation of deeds, adverse possession of real property under color of title and to quiet title to real property.

YOU ARE NOTIFIED that an action for reformation of deeds, adverse possession of real property under color of title and to quiet title to the following property in Pinellas County, Florida located at 680 George Street South, Tarpon Springs, Florida 34688, and is more particularly described as follows:

A PARCEL OF LAND LYING IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 16 AND RUN THENCE S 01°18'25" E A DISTANCE OF 2170.14 FEET ALONG THE EAST BOUNDARY OF THE NORTHWEST ¼ OF SAID SECTION 16; THENCE N 88°40'31" W 50.00 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HUNT ROAD AND THE NORTH RIGHT OF WAY LINE OF RICHARDS ROAD; THENCE N 88°40°31" W A DISTANCE OF 607.81 FEET ALONG THE NORTH RIGHT OF WAY OF RICHARDS ROAD TO

THE SOUTHEAST CORNER OF LOT 15, LAKEPLACE SUBDIVISION ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 103, PAGE 68 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF SAID LAKEPLACE SUBDIVISION, THROUGH THE FOLLOWING TWO (2) COURSES; (1) N 88°40'31" W A DISTANCE OF 202.28 FEET; (2) N 85°28'20" W A DISTANCE OF 458.69 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID LAKEPLACE SUBDIVISION; THENCE CONTINUE N 89°30°54" W A DISTANCE OF 353.76 FEET ALONG THE NORTH RIGHT OF RICHARDS ROAD TO THE EAST RIGHT OF WAY LINE OF GEORGE STREET; THENCE S 86°52'04" W A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY OF GEORGE ROAD; THENCE S 03°36'49" E A DISTANCE OF 108.43 FEET ALONG THE WEST RIGHT OF WAY LINE OF GEORGE ROAD: THENCE CONTINUE S 01°12'53" W A DISTANCE OF 203.64 FEET ALONG THE SAID WEST RIGHT OF WAY LINE OF GEORGE ROAD TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE OF GEORGE ROAD S 01°12'53" W A DISTANCE OF 99.67 FEET; THENCE N 89°03'32" W A DISTANCE OF 191.75 FEET TO THE WATER'S EDGE OF LAKE TARPON; THENCE ALONG THE SAID WATER'S EDGE N 05°24'27" E A DISTANCE OF 0.89 FEET: THENCE CONTINUE ALONG SAID WATER'S EDGE N 84°08'28" W A DISTANCE OF 10.08'; THENCE CONTINUE N 05°26'39" E A DISTANCE OF 47.35 FEET; THENCE CONTINUE N 02°07'26" W A DISTANCE OF 0.87 FEET; THENCE DEPARTING THE EDGE OF WATER'S OF LAKE TARPON N 89°03'32" W A DISTANCE OF 121.72 FEET; THENCE N 04°12'53" E A DISTANCE OF 40.84 FEET; THENCE S 89°03'32" E A DISTANCE OF 118.81 FEET TO THE EDGE OF THE WATER'S OF LAKE TARPON; THENCE S 89°03°32" E A DISTANCE OF 201.19 FEET TO THE PONT OF BEGINNING.

CONTAINING 19,841 SQUARE FEET MOL OR 0.455 (ACRES OF UPLANDS)

CONTAINING 6,050 SQUARE FEET MOL OR 0.1391 ACRES OF (SUBVERCED LAND)

Parcel No.: 16-27-16-00000-230-1900

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 d/b/a Owens Law Group, P.A., 811 Cypress Village Blvd., Ruskin, Florida 33573, on or before 28 days after 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 9/23/2025.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By s/ Thomas Smith
Deputy Clerk

EGGERT FITZPATRICK

s/ Scott W. Fitzpatrick, B.C.S.
Florida Bar No. 0370710
811-B Cypress Village Boulevard
Ruskin, Florida 33573
(813) 633-3396 - Telephone
(813) 633-3397 — Telecopier
scott@eggfitz.com - Email
Attorney for Plaintiff, Brittney Barry-Smith

9/26-10/17/25LG 4T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
Case No: 25-006583-ES

IN RE: ESTATE OF SHARON SULLIVAN A/K/A SHARON L. SULLIVAN A/K/A SHARON LEE SULLIVAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sharon Sullivan a/k/a Sharon L. Sullivan a/k/a Sharon Lee Sullivan, deceased, whose date of death was May 16, 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 person-

PINELLAS COUNTY

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 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 26, 2025.

Personal Representative:
Dennis McNulty
67 Johnson Street
Fords, NJ 08863

Attorney for Personal Representative:
Paul M. Messina, Jr., Esq.
Florida Bar Number: 84490
MESSINA LAW GROUP, P.A.
2550 Permit Place
New Port Richey, FL 34655
Telephone: (813) 492-7798
Fax: (727) 216-4787
paul@messinalawgroup.com
service@messinalawgroup.com

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-000816-CI
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.
EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Emergency Motion to Cancel and Reschedule the Foreclosure Sale scheduled for September 17th, 2025 dated the 15th day of September, 2025, and entered in Case No. 25-000816-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A MARK DEVOS; POWER HOME REMODELING GROUP, LLC A/K/A POWER HOME REMODELING; CLERK OF THE COURT, PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 20th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 13, BLOCK E, HIGHLAND TERRACE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE(S) 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
Dated this 17th 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
11080-1020306

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,

PINELLAS COUNTY

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 FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-007789-ES
Division Probate

IN RE: ESTATE OF
DON A. DONATELLO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Don A. Donatello, deceased, whose date of death was February 26, 2025, 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.

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 26, 2025.

Personal Representative:
Kathy V. Donatello
535 45th Avenue N.E.
St. Petersburg, Florida 33703

Attorney for Personal Representative:
Stacey A. Prince-Troutman, Esq.
Florida Bar Number: 615471
Primary email:
stacey.prince-troutman@akerman.com
Secondary email:
heather.richards@akerman.com
kelli.woodby@akerman.com
R. Dale Noll, Esq.
Florida Bar Number: 98041
Primary email: dale.noll@akerman.com
Secondary email:
marlene.bregio@akerman.com
maria.ossorio@akerman.com
Akerman LLP
CNL Center II

PINELLAS COUNTY

420 South Orange Avenue, Suite 1200
Orlando, Florida 32801
Telephone: (407) 423-4000
Fax: (407) 254-4188

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-009040-ES
SECTION: 003

IN RE: ESTATE OF
WILLIAM ROBERT MULLIS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William Robert Mullis, deceased, whose date of death was June 9, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue N., St. Peterburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

Personal Representative:
William R. Mullis, Jr.
c/o John A. Haddy, III, Esq.
17345 South Dixie Highway
Palmetto Bay, Florida 33157

Attorney for Personal Representative:
/s/ John A. Haddy, III, Esq.
Florida Bar No: 109478
17345 South Dixie Highway
Palmetto Bay, Florida 33157
Phone: 305-856-5440

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No.: 25-004462-ES

IN RE: ESTATE OF
DENIS PLATT,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DENIS PLATT, deceased, whose date of death was March 4, 2025, and whose social security number is XXX-XX-5594, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 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 26, 2025.

Personal Representative:
/s/ Geoffrey Platt
Geoffrey Platt

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

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-003242-CI

TH MSR HOLDINGS LLC
Plaintiff,
vs.

(Continued on next page)

PINELLAS COUNTY

MICHELE VENISCOFSKI A/K/A
MICHELE ANGELA VENISCOFSKI, ET AL.,
Defendant(s).

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 SUBDIVISION, 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 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

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 NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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 COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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: sbechtel@getyourlegalaction.com

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

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 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 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 death was January 18, 2025 is pending in the Circuit Court of Pinellas County, Florida, the address of which is 14250 49th St N, Clearwater, FL 33762. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is September 19, 2025.

Personal Representative:
Christina-Anne Hare
12619 Arnette Park Ln.
Humble, TX 77346

Attorney For Personal Representative:
PATRICIA W. BRADFORD, ESQ.
Florida Bar No.: 115096
14502 N. Dale Mabry Hwy., Ste. 200
Tampa, FL 33618
(813) 961-2802 Office
(877) 841-9630 Fax
patricia@estatelaw2go.com

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
File No. 25-007348-ES

IN RE: ESTATE OF
JUDY SARAYDA SHAPIRO, A/K/A
JUDITH SARAYDA SHAPIRO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Judy Sarayda Shapiro, a/k/a Judith Sarayda Shapiro, deceased, whose date of death was February 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th St N, Clearwater, FL 33762. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons 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:
Tom J. Snoblen
513 Scott Street
Calumet, Michigan 49913

Attorney for Personal Representative:
Aaron W. Saoud, Esquire
Florida Bar No. 96124
AWS Law Firm
2202 North Westshore Boulevard
Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
Primary email: attorney@awslaw.org
Secondary email: service@awslaw.org

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

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA
Case No.: 25-5632-FD

LENKA VENCLOVA,
Petitioner,

and

CHRISTOPHER IRA FREDERICKS,
Respondent.

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

TO: CHRISTOPHER IRA FREDERICKS
201 8th St, San Francisco, CA 94103

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 LENKA VENCLOVA, whose address is 11446 77th Ct Apt B, Seminole, FL 33772, on or before 28 days after first publication, and file the original with the clerk of this Court at Clearwater Courthouse, 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**.

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 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 September 8, 2025

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk

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

NOTICE OF SUSPENSION
PINELLAS COUNTY

To: MARCUS CLARK

Case No.: CD202502967/G 3500331

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.

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

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

IN RE: ESTATE OF
BRENDAN MICHAEL SMITH
Deceased.

NOTICE OF ACTION
(formal notice by publication)

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

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 10/10/2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, 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

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

THOMAS L. FRANK and CHARLOTTE R. FRANK, as husband and wife, and as Trustees of the FRANK LIVING TRUST, dated October 24, 2023,
Plaintiffs,

vs.

LOUIS SCAVUZZO, ANIELA GIGANTE, and ALL OTHER UNKNOWN PARTIES,
Defendants.

NOTICE OF ACTION

TO: Defendants, ALL OTHER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, 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 ofthe 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

(Continued on next page)

PINELLAS COUNTY

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA
FAMILY LAW DIVISION
Case No.: 24-DR-008362
Division: 14

DUONG VAN DINH,
Petitioner/Husband,

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 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

NOTICE OF ADMINISTRATIVE COMPLAINT
PINELLAS COUNTY

To: Antiana V. Hughes

Case No.: CD202502583/D 3504120

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

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

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002705

IN RE: ESTATE OF
DAVID HAMILTON
Deceased

NOTICE TO CREDITORS

The administration of the estate of DAVID HAMILTON, deceased, whose date

POLK COUNTY

of death was July 14, 2024; File Number 2025CP002705, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. 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 26, 2025.

Personal Representative:
PATRICIA HAMILTON CRENSHAW
1049 Plateau Avenue
Lakeland, FL 33815

Attorneys for Personal Representative:
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

9/26-10/3/25LG 2T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT
Florida Department of
Environmental Protection
Southwest District
Draft Air Permit No. 1050097-036-AC
Arrmaz Products, Inc., Mulberry Facility
Polk County, Florida

Applicant: The applicant for this project is Arrmaz Products, Inc. The applicant's authorized representative and mailing address is: Kathy Randall, Environmental Health & Safety Manager, Arrmaz Products, Inc., Mulberry Facility, 4800 State Road 60 East, Mulberry, Florida 33860.

Facility Location: Arrmaz Products, Inc. operates the existing Mulberry Facility, which is in Polk County at 4800 State Road 60 East in Mulberry, Florida.

Project: Arrmaz Products, Inc., Mulberry Facility, is a chemical manufacturing facility that produces additives for the phosphate and asphalt industries.

The purpose of this project is to do the following modifications to the facility: install and operate a 10.461 million British thermal units per hour (MMBtu/hour) natural gas fired boiler and two emergency diesel engines; decommission the 12.6 MMBtu/hour natural gas fired boiler; for Sulfonation Unit No. 1 (EU 001), decommission the Sulfur Dioxide (SO2) Absorber and Scrubbing System consisting of the initial mist eliminator and SO2 Absorber (packed tower); and for React Kettles (EU 006), decommission the Research and Development (R&D) Reaction Kettle, thermal oxidizer, two tall oil storage tanks, two scrubbers, and no longer produce sulfurized crude tall oil. Emission increases of pollutants in the project consist of 4.04 tons per year (TPY) of carbon monoxide, 5.11 TPY of nitrogen oxides, and less than one TPY for all other regulated pollutants. The emission increases from the project are less than the potential-to-emit Prevention of Significant Deterioration (PSD) threshold of 100 TPY; therefore, the project does not trigger a review under the PSD program in Rule 62-212.400 of the Florida Administrative Code. The facility will remain a synthetic non-Title V source.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District. The Permitting Authority's physical address is: 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.

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 physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of the remaining equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of

POLK COUNTY

Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) 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.

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

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

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

9/26/25LG 1T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 16th of October 2025 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N, Lake Wales, FL 33859

C0306	Matthew Harris	$285.90
I0934	Coneilus Johnson	$388.90
I0919	Lekiesha Williams	$399.20
L1161	Christopher Kelley	$327.10
E0502	Justin Williams	$229.25
H0846	Sandro Lopez	$454.00
K1100	Christi Olechowicz	$594.85
A0119	Mark Jones	$726.85
F0640	Alba Perez	$399.20

POLK COUNTY

D0416	Carmen Guzek	$767.50
I0908	Tarrance Willaims	$285.90
J1015	Julie Kauffman	$451.15

1621 N Florida Ave, Lakeland, FL 33805

2026A	Jackie Moses	$271.04

2525 US Hwy 98 N, Lakeland, FL 33810

0228	Ambioris Tapia	$574.25
1080	TaMara Frazier	$288.35
3122	Yoannis Reyes	$226.89
2300	James Denson	$252.30
3051-57	Nathan Billeyh	$726.10
2251	Shavonte Walker	$420.44
0106	Laurie Kosier	$409.50
3067	Janitra Smith	$370.00
3226	Suzette Stewart	$759.60
3128	Leslie Justice	$953.10
0148	Charlene Jackson	$430.19
2041	Yvonne Carr	$404.30
1065	Shamad Hadley	$806.75
3231	Lashea Jones	$619.77
1195	Charlene Brown	$450.70
1187	Phillipa Wilson	$358.00
1086	Miranda Bryant	$358.00
0122	Kenneth Diaz	$409.50
1009	Yvonne Carr	$450.70
3124	Marlene Johnson	$404.94
3208	Suzette Stewart	$1080.90
3081	Juanita Davis	$234.40

1111 E. Brandon Blvd, Brandon, FL 33511

1119	Edward Johnson	$255.84
4258-60	Olivia Johnson	$515.51
3395	Jacob Brunner	$225.72
4317	Zara Miller	$345.38
0235	McKenzie Holecek	$484.60
4372-74	Mariah Garcia	$214.44
3170	Joseph Holland	$180.60
4392	Mariah Garcia	$152.34
1201	Enrique Velasco	$400.75
3386	Taneika Baines	$243.52
3425	Nakia Salters	$198.87
3233	Jesus Da Silva	$242.70
4247	Najah Morrow Feaste	$356.54
4342	Zara Miller	$173.60
1108	Cuyler Hawkins	$837.90

5806 N. 56th St, Tampa, FL 33610

4429	Marcus Thurmond	$526.86
222	Emma Holmes	$349.00
206	Navonee Fowler	$346.20
4011	Jaquarius Green	$463.48
326	Tahesha Wilson	$263.40
227	Duchange Sainfimin	$346.84

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002361

IN RE: ESTATE OF
WANDA JEAN WINIKUS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Wanda Jean Winikus, deceased, whose date of death was July 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. 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 26, 2025.

Personal Representative:
/s/ Thomas Winikus
Thomas Winikus
4828 Herndon Way
Auburndale, FL 33823

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

9/26-10/3/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT,
IN AND FOR POLK COUNTY, FLORIDA
PNC Bank, National Association
Plaintiff,
vs.
Any and All Unknown Parties who claim an interest as spouse, heirs, devisees, grantees, assignees, lienors, creditors, trustees, personal representatives, administrators or as other claimants, by, through, under or against Lorri Polly, deceased, et al.
Defendants. Case No.: 2023CA004629000000
Division: Civil

POLK COUNTY

_____/
NOTICE OF SALE
Notice is hereby given that on October 17, 2025 at 10:00AM, the below named Clerk of Court will offer by electronic sale at www.polk.realforeclose.com the following described real property:
Situated in Polk County, Florida:
Lot 48, Mariana Woods, Unit 4, according to the map or plat thereof as recorded in Plat Book 50, Page 2, of the Public Records of Polk County, Florida.
Commonly known as: 205 Kaylor Drive, Auburndale, FL 33823
Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
The sale is being held pursuant to the Final Judgment of Foreclosure, entered on August 6, 2024, in Civil Case No. 2023CA004629000000, pending in the Circuit Court in Polk County, Florida.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
Craig P. Rogers (FLBN: 352128)
Michael E. Carleton (FLBN: 1007924)
Jordan A. Zeppetello (FLBN: 1049568)
Jasmin Hernandez (FLBN: 1044494)
The Manley Law Firm LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
Primary: statee-file@mdklegal.com
Secondary: CPRogers@mdklegal.com
Attorney for Plaintiff
11080-1020304

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA002320A000BA
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
FLORENCIO M GARAY AND MAGDA GARAY, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Florencio M Garay
Last Known Address: 837 Jefferson Rd, Haines City, FL 33844
Current Residence: UNKNOWN
TO: Magda Garay
Last Known Address: 837 Jefferson Rd, Haines City, FL 33844
Current Residence: UNKNOWN
TO: Magda Garay
Last Known Address: 371 Fieldstream North Blvd, Orlando, FL 32825
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 7, LIBERTY SQUARE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before October 26, 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 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.
WITNESS my hand and the seal of this Court this 12th day of September, 2025.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: A. Nieves
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1020396

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 532025CA002458A000BA
PHH MORTGAGE CORPORATION,
PLAINTIFF,
VS.
THE ESTATE OF FRANCISCA F. WILSON A/K/A FRANCISCA FIGUEROA WILSON (DECEASED), ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
To: THE ESTATE OF FRANCISCA F. WILSON A/K/A FRANCISCA FIGUEROA WILSON (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 639 Bear Ct, Kissimmee, FL 34759
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:
LOT 25, BLOCK 134, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 10/26/2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.

(Continued on next page)

POLK COUNTY

Date: September 3, 2025
Stacy M. Butterfield
Clerk of the Circuit Court
By: /s/ A. Nieves
Deputy Clerk of the Court
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 Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1020440

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA005016000000
FREEDOM MORTGAGE CORPORATION
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: __/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
11080-1019962

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:

POLK COUNTY

akalman@lenderlegal.com
EService@LenderLegal.com
11080-1019904

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 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: __/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
11080-1019898

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2025CA-001098-A000-BA

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs.
KENNETH E. JENKINS; et al.,
Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on September 12, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:

LOT 71, ESTATES OF LAKE ST. CHARLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGES 5 AND 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the **17th day of October, 2025 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 532024CA004620000000

MIDFLORIDA CREDIT UNION, ISAOA
Plaintiff,

POLK COUNTY

vs.
CARLOS ALBERTA BENCA GALLARDO, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated August 28, 2025 and entered in Case No. 532024CA004620000000 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:

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.

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, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

DATED at Polk County, Florida, this 12th 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

24-F000468/TL
9/19-9/26/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002550A000BA

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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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.

The date of first publication of this notice is September 19, 2025.

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

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
mnadal@bakerdonelson.com
tknott@bakerdonelson.com

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

POLK COUNTY

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC-001060-0000-00

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.

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:

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

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shaII, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated 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

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

NOTICE OF ADMINISTRATIVE COMPLAINT
POLK COUNTY

To: EDGARDO J. ROSADO PEREZ

Case No.: CD202506196/EE3300248

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.

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

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.
CASE No. 2022 CA 003655 NC
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
PLAINTIFF,
VS.
JULIA A. DANIELS A/K/A JULIA ANN DANIELS, ET AL.
DEFENDANT(S).

_____/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 5, 2023 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on October 23, 2025, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
LOT 63, GOLDEN ACRES, SECOND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 83, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801 , PO Box 3079, Sarasota, FL 34230 at

SARASOTA COUNTY

least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1020356

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, 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/ 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
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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP002421-NC

IN RE: ESTATE OF
MARY MCFADDEN KARR,
Deceased.

NOTICE TO CREDITORS

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.

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

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

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

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

The date of first publication of this notice is: August 19, 2025.

Personal Representative:
WILLIAM ARTHUR MCFADDEN
9102 Retreat Hill
Asheville, NC 28801

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

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

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2025 CP 003690 NC

IN RE: ESTATE OF
ZELMIRA TREMBA,

(Continued on next page)

SARASOTA COUNTY

Deceased.

NOTICE TO CREDITORS

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.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 19, 2025.

Personal Representative:
Bradley Tremba
15170 Duffield Road
Byron, Michigan 48418

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

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

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 002373 NC

GREAT LAKE FUNDING I TRUST
Plaintiff,

vs.

KGG RESIDENTIAL FUND INC., et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

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:

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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, Page 13, 13A through 13Q, of the Public Records of Sarasota County, Florida.

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.

Parcel 17
Lot 15, Block 637, Fourteenth Addition to Port Charlotte Subdivision, according to the plat thereof, recorded in Plat Book 13, Pages 13, 13A through 13Q, of the Public Records of Sarasota County, Florida.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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 35, of the Public Records of Sarasota County, Florida.

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.

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.

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.

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, lA through lZ, of the Public Records of Sarasota County, Florida.

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, lA through lZ, of the Public Records of Sarasota County, Florida.

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, lA through lZ, of the Public Records of Sarasota County, Florida.

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.

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.

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.

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.

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.

Tax ID: 0963118519; 0964080313;0964082507;0964082602;0965054316;0965092829;0966050713;0966052202;0967059107;0967059902;0969066104;0970063051;0970063715;0971132708;0972129620;0972130007;0973172725;0974182108;0982043310;0982047307;0986022319;0986024125;0986024212;0988012517;1005011507;1005011611;1008254919;1119240518;1119240519;1119243808;1121243607;1121246220;1122087005;1123246634;1124207503;1134118003;1136077024

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.

"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."

DATED at Sarasota 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

104405/TL

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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2025-CP-004072-NC

IN RE: ESTATE OF
HARRIETT B. KILLEN,
Deceased.

NOTICE TO CREDITORS

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.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 19, 2025.

Personal Representative:
Bradley A. Butler
4102 39th Street E
Bradenton, FL 34208

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

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

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

IN RE: ESTATE OF
GENE THOMAS
Deceased.

NOTICE TO CREDITORS

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.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO 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:
Nichole Thomas
12 Ferguson Drive
Tallmadge, Ohio 44278

Attorney for Personal Representative:
Amanda M. Zganjar
190 East Avenue
Tallmadge, Ohio 44278
Email Address:
amanda@ms-legalgroup.com
Florida Bar No. 1049174
190 East Avenue
Tallmadge, Ohio 44278
Telephone: (330) 633-0666

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

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

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on the 9th day of September 2025, the Board of County Commissioners of Hillsborough County, Florida, adopted a Resolution closing, vacating and abandoning the following described property:

Resolution No. R25-070, Vacating Petition V24-0013, vacate portion of improved platted public right-of-way lying within the plat of Map of Ruskin Colony Farms, as recorded in Plat Book 5, Page 63, of the Public Records of Hillsborough County, Florida, located in Section 3 & 4, Township 32 South, Range 19 East, abutting folios 055374-0000, 055374-0010, 054960-0050.

9/26/25LG 1T

The Children's Board of Hillsborough County has released a Request for Proposals (RFP):

PRO 2026-05
Leading Grant - Youth Council
Information Session
1:00 p.m. October 8, 2025
In Person at 1002 E. Palm Avenue Tampa, FL 33605
For more information visit: www.ChildrensBoard.org
and click on Funding Opportunities.

9/26/25LG 1T

NOTICE OF PUBLIC HEARING

Notifying the public of the Hillsborough Transit Authority (HART)
FY2026 Final Millage Rate & FY2026 Final Annual Budget

The Public Hearing will be held on:

Monday, September 22, 2025 | 5:30 p.m.

HART Administrative Office
1201 East 7th Avenue
Tampa, FL 33605

A FINAL DECISION on the millage rate that will result in a tax increase and the budget will be made at this Public Hearing.

For more information or to submit a public comment visit www.GoHART.org or contact Customer Service at (813) 254-4278.

A copy of the documentation for the millage presentation and FY2026 budget presentation can be found at https://GoHART.org/Pages/trans-budget.aspx

A copy of the agenda and supporting documents are available on the HART website at http://GoHART.org/Pages/AboutUS-PublicMeetings.aspx

The public can listen and view the meeting live via HART's official YouTube channel: https://www.youtube.com/user/harttransit

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.

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.

HART
HILLSBOROUGH TRANSIT AUTHORITY

Hillsborough County Florida

Aviso de Disponibilidad de Fondos (NOFA)
Condado Hillsborough
Año Fiscal 2024-2025
Programa Estatal de Iniciativas de Vivienda

Se espera que el condado Hillsborough reciba un estimado de $8,594,922.00 en fondos de subvención bajo el Programa de la Asociación para Iniciativas de Vivienda Estatal (SHIP) durante el Año Fiscal Estatal (AF) 2024-2025. La financiación del Programa SHIP se basa en la cantidad de ingresos generados a través del impuesto local de timbres fiscales pagado sobre todas las transacciones inmobiliarias y el presupuesto estatal aprobado a través de la Corporación de Financiamiento de Viviendas de Florida (FHFC).

Los fondos de SHIP pueden utilizarse en las zonas no incorporadas del condado Hillsborough, Temple Terrace y Plant City para financiar la rehabilitación, demolición/reconstrucción, asistencia para la compra, nueva construcción, rehabilitación y nueva construcción de viviendas de alquiler, y viviendas de alquiler para personas con necesidades especiales.

Un mínimo del 65% de los fondos debe destinarse a actividades elegibles para la propiedad de vivienda; un mínimo del 75% de los fondos debe destinarse a actividades elegibles de construcción; al menos el 20% debe atender a hogares con necesidades especiales. Al menos el 30% de los fondos debe reservarse para hogares con ingresos muy bajos (hasta el 50% del ingreso medio del área o AMI); un 30% adicional puede reservarse para hogares con bajos ingresos (hasta el 80% del AMI); y los fondos restantes pueden reservarse para hogares con ingresos de hasta el 140% del AMI. No se podrá utilizar más del 10% de los fondos del SHIP para gastos administrativos.

El Condado pondrá a disposición fondos en diversas fechas a lo largo del año para las estrategias y actividades aprobadas que se describen en el Plan Local de Asistencia para la Vivienda (LHAP) vigente, disponible en línea. Las solicitudes de propuestas para proyectos grandes se publicarán en el sitio web de Servicios de Vivienda Asequible del Condado: HCFL.gov/en/government/departments/affordable housing. La descripción completa de las actividades elegibles, los criterios de selección correspondientes y la reserva de ingresos se puede encontrar en el LHAP aprobado para los años fiscales 25-28. Las solicitudes para quienes buscan asistencia para la compra estarán disponibles a partir del 26 de octubre de 2025 y permanecerán disponibles hasta agotar los fondos. Para más información, visite el sitio web: **https://hcfl.gov/departments/affordable-housing-services**.

Las solicitudes para propietarios que buscan asistencia para la rehabilitación de viviendas ocupadas por sus propietarios estarán disponibles a partir del 26 de octubre de 2025 y permanecerán disponibles hasta agotar los fondos. Para obtener más información sobre esta NOFA, comuníquese con los Servicios de Vivienda Asequible del Condado Hillsborough al (813) 612-5397 o por correo electrónico a: AffordableHousingServices@HCFL.gov

EQUAL HOUSING OPPORTUNITY

SHIP

NOTICE OF BOARD MEETING
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spring Lake Community Development District will hold a meeting to address any and all business which may properly come before them on Tuesday, October 28, 2025, at 6:30 p.m., at the Lucaya Lake Clubhouse located at 11305 Lake Lucaya Drive, Riverview, FL 33579.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained on the District's website at www.springlakecdd.org or from the District Manager, Halifax Solutions, LLC., via email at edailey@halifax-solutions.com or by calling (813) 575-1955.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Eric Dailey
District Manager

9/26/25LG 1T

(Continued on next page)