10/17-10/24/25LG 2T

CITRUS COUNTY

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000851

IN RF: FSTATE OF SANDRA JEAN MELANSON a/k/a SANDRA J. MELANSON, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Sandra Jean Melanson a/k/a Sandra J. Melanson, deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 North Apopka Avenue, Inverness, Florida 34450. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 COREVED PARRIED 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 October 17, 2025.

Personal Representative: Jeffrey J. Melanson 28423 Coachman Lane Highland, California 92346

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Clearwater, Fiolida 337-56 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000345 A NATIONSTAR MORTGAGE LLC PLAINTIFF,

VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. LEONARD AVK/A MICHAEL JAMES LEONARD, ET AL., DEFENDANT(S).
NOTICE OF ACTION
TO: Unknown Heirs Beneficiaries

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest in The Estate Of Christopher Michael Legard

Michael Leonard

Last Known Address: 3722 N. Webb St, Hernando, FL 34442 Current Residence: UNKNOWN TO: Michael Myron Walker Last Known Address: 4418 25th Ave N, St. Petersburg, FL 33713

Petersburg, FL 33713
Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And All Others Who May Claim An Interest In The Estate Of Michael J. Leonard A/K/A Michael James Leonard Last Known Address: 46 S Lincoln Ave,

Beverly Hills, FL 34465 Current Residence: UNKNOWN TO: Michelle Leonard Last Known Address: 8156 W, Fairoak Ct., Crystal River, FL 34428 Current Residence: UNKNOWN

TO: Michelle Leonard Last Known Address: 8185 W Fairoak Ct., Crystal River, FL 34428
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following

Foreclosure or Mortgage on the ronowing described property:
Lot 26, Block 55, Beverly Hills Unit Number Four, according to the plat thereof, recorded in Plat Book 5, Page(s) 130 to 132 of the 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. Injurysty Drive Suite 900. Coral Springs

University Drive, Suite 900, Coral Springs, FL 33071, on or before November 16, 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 3210 E. 7th Ave, Iampa, FL 33005 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

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 10th day of October, 2025.

CITRUS COUNTY

TRACI PERRY As Clerk of Court By: Dawn M. Peacock As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210
E. 7th Ave, Tampa, FL 33605 11080-1021845

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

CASE NO.: 25-CC-001008

CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC.,

Plaintiff,

EDWIN QUINTANILLA, Defendant.

NOTICE OF ACTION

TO: EDWIN QUINTANILLA

17 Pitcairn Court, Homosassa, FL 34446 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Citrus County, Florida:

n Citrus County, Florida.

Lot 10, Block B-126, Cypress Village Sugarmill Woods, according to the plat thereof, as recorded in Plat Book 9, Page 86, Plat Book 10, Page 1, and Plat Book 11, Page 1, of the Public Records of Citrus County, Florida as amended in Plat Book 9, Page 87, of the Public Records of Citrus County. amended in Plat Book 9, Page 87, of the Public Records of Citrus 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 A lawsuit has been filed against you and ately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the Citrus County Clerk ADA Coordinator, 110 N Apopka Ave, Inverness, FL 34450, 1-352-341-7018, or via email at adacoordinator@citrusclerk.org at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days. Accessibility assistance is also available through the Federal Information Relay Service at 1-800-877-8339 for TTY communication.

WITNESS my hand and the seal of this Court on this 8th day of October, 2025.

Traci Perry Clerk of the Circuit Court & Comptroller By /s/ Dawn M. Peacock Deputy Clerk Ratherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

10/10-10/17/25LG 2T

HERNANDO COUNTY

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 25001186CPAXMX

IN RE: ESTATE OF DONALD KELLEY Deceased.

NOTICE TO CREDITORS

The administration of the estate of DON-ALD KELLEY, deceased, whose date of death was November 27, 2024; File Number 25001186CPAXMX, is pending in the Circuit Court for Hernando County Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 October 17, 2025 Personal Representatives

VERONICA JANE KELLEY

14812 Copeland Way Brooksville, FL 34604 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

HERNANDO COUNTY

Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com

IN THE CIRCUIT COURT OF THE FIFTH IN AND FOR HERNANDO COUNTY, FI ORIDA

Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3,

Defendants. Case No: 25000108CAAXMX NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated the Final Judgment of Foreclosure dated 10/07/2025, and entered in Case No. 25000108CAAXMX of the Circuit Court of the FIFTH Judicial Circuit in and for Hernando County, Florida wherein Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3, is the Plaintiff and LEONARD SAMPSON; CASUNDRA MOMENT; WILLIE WINSLETT, JR.; MORGAN JAMES BAKER, JR.; RONILDO THEO ESCARMANT; DOUGLAS JONES, are Defendants, Doug Chorvat Jr., Hernando County Clerk of Courts, will sell to the highest and best bidder for cash live and in person immediately outside of Room 245 person immediately outside of Room 245 of the Hernando County Courthouse, 20 N. Main Street, Brooksville 34601 at 11:00 AM on December 9, 2025 the following described property set forth in said Final Judgment, to wit: LOTS 5, BLOCK B, MITCHELL HEIGHTS

AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 7, PUBLIC RECORDS OF HERNANDO COUNTY, **FLORIDA** Property Address: Parcel #: R27 222 19

2730 00B0 0050

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 October 8, 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 EŠervice@LenderLegal.com 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 8 U.S. Mail and email, as requiday of October 2025 to:
LEONARD SAMPSON
WILLIE B. WINSLETT, JR.
CASUNDRA MOMENT
MORGAN JAMES BAKER, JR.

RONILDO THEO ESCARMANT c/o S. Keith Turner, Esq. The Law Office of Shannon Keith Turner.

PO BOX 2067 Orlando FL 32802 turnerkeith01@gmail.com skeithturner@msn.com RONILDO THEO ESCARMANT Kendrick Law Office, PLLC 1817 Atlantic Blvd.

Jacksonville, Florida 32207 dkendrick@klojax.com DOUGLAS JONES 7671 W. GORDON LOOP BROOKSVILLE, FL 34601 /s/ Nick Geraci Nick Geraci, Esq. 11080-1021575

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

CASE NO: 25000251CAAXMX FREEDOM MORTGAGE CORPORATION PLAINTIFF.

ROBERT THOMAS MANDEMAKER JR.,

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

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of October, 2025, and entered in Case No. 25000251CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ROBERT THOMAS MANDEMAKER JR., D. R. HORTON, INC., SEA GATE VILLAGE COMMUNITY ASSOCIATION, INC. AND KATEY LYNN FACKLER are defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the 25th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 19, Sea Gate Villlage, according to the plat as recorded in Plat Book 39, Pages 16 through 20, of the Public Records of

Hernando County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at

HERNANDO COUNTY

(352) 754-4402. Dated this 13th day of October, 2025. Doug Chorvat, Jr. Clerk of The Circuit Court By: /s/ Elizabeth Markidis Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1021860

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FI ORIDA CIVIL DIVISION CIVIL DIVISION
CASE NO.: 24000935CAAXMX
FREEDOM MORTGAGE CORPORATION

VS.
WENDY E. KOLENDA A/K/A WENDY
ELIZABETH KOLENDA A/K/A WENDY
KOLENDA N/K/A WENDY ELIZABETH
SCHULTE, ET AL., SCHULTE, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Wendy E. Kolenda A/K/A Wendy
Elizabeth Kolenda A/K/A Wendy Kolenda
N/K/A Wendy Elizabeth Schulte

Last Known Address: 11176 Archer Ave, Spring Hill, FL 34608

Spring Hill, FL 34608
Current Residence: UNKNOWN
TO: Wendy E. Kolenda A/K/A Wendy
Elizabeth Kolenda A/K/A Wendy Kolenda
N/K/A Wendy Elizabeth Schulte
Last Known Address: 421 S Broas St,
Belding, MI 48809
Current Residence

Current Residence: UNKNOWN
TO: Wendy E. Kolenda A/K/A Wendy
Elizabeth Kolenda A/K/A Wendy Kolenda N/K/A Wendy Elizabeth Schulte Last Known Address: 11100 W. Walton, Blanchard, MI 49310

Current Residence: UNKNOWN
TO: Wendy E. Kolenda A/K/A Wendy
Elizabeth Kolenda A/K/A Wendy Kolenda N/K/A Wendy Elizabeth Schulte Last Known Address: 5 Woodhurst Ct, Mount Holly, NJ 08060 Current Residence: UNKNOWN

TO: Unknown Spouse of Wendy E. Kolenda A/K/A Wendy Elizabeth Kolenda A/K/A Wendy Kolenda N/K/A Wendy Elizabeth Schulte Last Known Address: 11176 Archer Ave, Spring Hill, FL 34608

Current Residence: UNKNOWN
TO: Unknown Spouse of Wendy E.
Kolenda A/K/A Wendy Elizabeth Kolenda
A/K/A Wendy Kolenda N/K/A Wendy
Elizabeth Schulte Last Known Address: 421 S Broas St.

Belding, MI 48809 Current Residence: UNKNOWN TO: Unknown Spouse of Wendy E. Kolenda A/K/A Wendy Elizabeth Kolenda A/K/A Wendy Kolenda N/K/A Wendy Elizabeth Schulte

Last Known Address: 11100 W. Walton, Blanchard, MI 49310 Current Residence: UNKNOWN TO: Unknown Spouse of Wendy E. Kolenda A/K/A Wendy Elizabeth Kolenda

Alk/A Wendy Kolenda N/K/A Wendy Elizabeth Schulte
Last Known Address: 5 Woodhurst Ct, Mount Holly, NJ 08060
Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Expedicular of Mountagae on the following Foreclosure of Mortgage on the following

Foreclosure of Mortgage on the rollowing described property:
Lot 2, Block 1118, Spring Hill Unit 17, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 31 through 46, inclusive, of the Public Records of Hernando 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 November 9, 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: Peggy Welch at (352) 754-4402.

(352) 754-4402.
WITNESS my hand and the seal of this Court this 25th day of September, 2025.
DOUG CHORVAT, JR.
As Clerk of Court

As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210
E. 7th Ave, Tampa, FL 33605
11080-1021239

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001178

IN RE: ESTATE OF WILLIAM PIERDOMENICO a/k/a WILLIAM PERDOMENICO, Deceased

NOTICE TO CREDITORS

The administration of the Estate of William Pierdomenico a/k/a William Perdomenico, Deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 North Main Street, Brooksville, Florida 34601. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUB-LICATION 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

HERNANDO COUNTY

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

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

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

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

The date of first publication of this Notice is October 10, 2025.

Personal Representative: Matthew Bonhage 435 Saint Annes Church Road Townsend, Delaware 19734

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com

10/10-10/17/25LG 2T

NOTICE OF PUBLIC SALE

Nature Coast Marina, Inc. gives notice & intent to sell, the following vessel for nonpayment of storage fees by FL Statute 328.17 by Versatile Marine LLC, Anas-tasiia Runkevich, Viacheslav Runkevich, and Quality Docks, LLC at 4169 Shoal Line Blvd, Hernando Beach, FL 34607 on 10/30/2025 at 8:30 AM. Said company reserves the right to accept or reject any and all bids.

2020 FLZ HIN#FLZGH859A120

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 25001188CPAXMX IN RE: ESTATE OF STEVEN WALTER HAIGHT

NOTICE TO CREDITORS

administration of the estate of STEV-EN WALTER HAIGHT, deceased, whose date of death was July 18, 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

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

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

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

The date of first publication of this notice

Personal Representative: /s/ Tara L. Drucker TARA L. DRUCKER 1358 Adair Road Brookhaven, PA 19015 Attorney for Personal Representative:

/s/ Sheron Alves Bass SHERON ALVES BASS, ESQUIRE, Florida Bar Number: 752185 9385 N. 56th Street, Suite 311 Temple Terrace, FL 33617 Telephone: (813) 988-4040 E-Mail: sheron@basslawgroup.com Secondary E-Mail: elaine@basslawgroup.com

10/10-10/17/25LG 2T

IN THE COUNTY COURT IN AND FOR HERNANDO COUNTY, FLORIDA

COUNTY CIVIL DIVISION CASE NO.: 2024-CC-000369

WELLINGTON AT SEVEN HILLS HOMEOWNERS ASSOCIATION, INC., Plaintiff,

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING

HERNANDO COUNTY

BY, THROUGH, UNDER OR AGAINST WILMA FELTON AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ROSALIE WASHINGTON, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on September 24, 2025 by the County Court of Hernando County, Florida, the property described as:

Lot 297, WELLINGTON AT SEVEN HILLS, PHASE THREE, as per plat thereof recorded in plat book 31, page 37, public records of Hernando County Florida.

SUBJECT TO easements, restrictions, reservations and other matters common to the subdivision.

Address: 495 Fort Mill Lane, Spring Hill. FL 34609

will be sold at public sale by the Hernando County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at the Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601 on November 18, 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

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 for the Courts, at least 7 days before your scheduled court appearance, or immediately upon receiving your 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

10/10-10/17/25LG 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

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

Plaintiffs.

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 judg-ment 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 Pl 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

HILLSBOROUGH COUNTY

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

Case No.: 25-DR-010291 Division: CF

ADORNO, MICHAEL, Petitioner,

DIAZ, ALLISON MARIE, Respondent.

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed

TO: DIAZ, ALLISON MARIE Last known address: 5310 Lime Ave, Seffner, FL 33584

HILLSBOROUGH COUNTY against you and that you are required to

serve a copy of your written defenses, if any, to it on ADORNO, MICHAEL, whose address is 1753 Open Field Loop, Bran-don, FL 33510, on or before 11/14/25, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, be-fore service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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 10/9/25 Victor Crist, Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 Bv: /s/ Jessica Saladin Deputy Clerk

10/17-11/7/25LG 4T

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

Case No.: 25-CC-002592

Westpark Preserve Homeowner's Association, Inc. a not for profit Florida corporation, Plaintiff.

VS.

Mark E. Kott, Patricia L. Kott, Vicky Kott, Discover Bank, and Tampa Bay Federal Credit Union,

NOTICE OF ACTION

TO DEFENDANT: VICKY KOTT:

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien for homeowner's assessments on the following property in Hillsborough County, Florida:

Lot 3, Block 6, WESTPARK PRE-SERVE, according to the plat thereof as recorded in Plat Book 110, Pages 300 through 317, Public Records of Hillsborough County, Florida.

has been filed against you and you are required to serve a copy of your written defenses to the Complaint on: Aaron J. Silberman, Plaintiff's Attorney, whose address is Silberman Law, P.A., 1105 W. Swann Avenue, Tampa, Florida 33606, (813) 434-1266 and file the original with the Clerk of the Circuit Court within 30 that the first the first within 30 that the first within 41 this court within 30 that the first within 41 this court within 30 that the first within 41 this court within 30 that the first within 41 this court within 30 that the first within 41 this court within 30 that the first within 41 this court within 30 that the first within 41 this court within 30 that the first within 41 this court within 30 this court within 41 this court within 30 this court within 41 this court within days after the first publication of this notice, or on or before November 2, 2025.

Otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

WITNESS MY HAND AND THE SEAL OF SAID COURT on this 15th day of October, 2025.

Victor D. Crist Hillsborough County Clerk of Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor

As Deputy Clerk 10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION

File Number: 24-CP-001899

IN RE: ESTATE OF REGINALD CAMEL Deceased.

NOTICE TO CREDITORS

The administration of the estate of Reginald Camel, deceased, whose date of death was April 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

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

The personal representative has no duty 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 creditor as specified under s. 732.2211, lorida Statutes. The written demand must be filed with the clerk.

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

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

ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice

is October 17, 2025.

Personal Representative: **Brittany Gray**

HILLSBOROUGH COUNTY

2701 E. 98th Avenue Tampa, Florida 33612

Attorney for Personal Representative: Alan Reinfeld, Attorney Florida Bar Number: 91602 Reinfeld & Cabrera, P.A. 9625 W. Sample Road Coral Springs, Florida 33065 Telephone: (954) 334-1520 Fax: (954) 334-1526 E-Mail: ajr@lawrct.com Secondary E-Mail: probate@lawrct.com

10/17-10/24/25LG 2T

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the applica-tion for an Environmental Resource Permit to serve Residential activities on 83.64 acres known as Waterset – Wolf Creek Phase H. The project is located in Hills-borough County, Section(s) 34, 27, 33, Township 31 South, Range 19 East. The permit applicant is NNP Southbend II, LLC Attn: Len Jaffe whose address is 3162 Falkenburg Rd., Riverview, FL 33578. The Permit No. is 43018888.127.

The file(s) pertaining to the project re ferred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administraing this finater may recycles an administra-tive hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Ad-ministrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial inter-cets of each person requesting the hearests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filled with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose sub-stantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

10/17/25LG 1T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-CP-002682 Division: A

IN RF: ESTATE OF LORRAINE H. WALKER a/k/a Lorraine Helen Walker, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Loraine H. Walker a/k/a Lorraine Helen Walker, deceased, whose date of death walker, deceased, whose date of dealin was August 29, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602 (Mailing Address: Post Office Rev 4110, Tampa, Florida 23601) fice Box 1110, 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 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 PUB-LICATION OF THIS NOTICE.

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

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

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

is October 17, 2025

Personal Representative: Shannon M. Sanchez a/k/a Shannon Marie Sanchez 788 Vortex Avenue Henderson, NV 89002

HILLSBOROUGH COUNTY

Attorney for Personal Representative: Robert H. Mohr Florida Bar No. 0211575 Law Office of Robert H. Mohr 137 S. Pebble Beach Blvd., Suite 102 Sun City Center, FL 33573 Telephone: (813) 634-5500 office@roberthmohr.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISIÓN File No. 25-CP-003439 Division A

IN RE: ESTATE OF JOHN LANDRIGAN. Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Landrigan, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the ersonal 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 WITH-IN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death 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 October 17, 2025. Personal Representative: /s/ William Landrigan William Landrigan 101 S. Gulfstream Avenue, Unit 6G

Sarasota, Florida 34236

Attorney for Personal Representative: /s/ Marla D. Bohlander MARLA D. BOHLANDER Florida Bar Number: 0071514 Primary E-mail: mbohlander@trenam.com Secondary E-mail: egarcia@trenam.com TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A. Post Office Box 1102 Tampa, Florida 33601-1102 Telephone: (813) 223-7474

10/17-10/24/25LG 2T

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

PROBATE DIVISION Case No.: 25-CP-002760 IN RE: ESTATE OF

JACKIE LYNN SILCOX

Deceased. NOTICE TO CREDITORS

The administration of the estate of Jackie Lynn Silcox, deceased, whose date of death was June 18, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative: Charlotte Silcox 1305 Monte Lake Drive Valrico, FL 33596

HILLSBOROUGH COUNTY

Attorney for Personal Representative LaKirah Kincy, Esq. Fla. Bar No.: 1023199 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 lakirah@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice3@zoeckleinlawpa.com Tel: (813) 501-5071 Fax: (813) 925-4310

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

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

CASE NO.: 24-CC-071556

SHELL POINT COMMUNITY ASSOCIATION, INC., Plaintiff.

VS.

YESENIA MORALES. AN UNMARRIED Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to the Order Resetting Sale entered in 24-CC-071556, on September 24, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLS-BOROUGH County, Florida described as:

Lot 86, Shell Cove Phase 1, according to the map or plat thereof, as recorded in Plat Book 137, Page(s) 58 through 85, inclusive, of the Public Records of Hillsborough County, Florida.

and commonly known as: 766 Sunlit Coral St, 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 14, 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 Coorassistance. 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 your uled appearance is less than 7 days; if y are hearing or voice impaired, call 711.

Dated this October 15, 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 45379.180

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

10/17-10/24/25LG 2T

PROBATE DIVISION File No. 25-CP-003461 Division A

IN RE: ESTATE OF ADAIRE LEHMKUHL GRAHAM A/K/A ADAIRE L. GRAHAM,

NOTICE TO CREDITORS administration of the estate of Adaire Lehmkuhl Graham a/k/a Adaire L. Graham, deceased, whose date of death was September 4, 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 be-

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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 creditor as specified under s. 732.221 Florida Statutes. The written demand must he filed with the clerk

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: /s/ Drew A. Graham 3122 West Lawn Ave. Tampa, Florida 33611

Attorney for Personal Representative: /s/ Jennifer L. Griffin Florida Bar Number: 483265 TRENAM LAW 101 East Kennedy Blvd. Suite 2700 Tampa, Florida 33602 Telephone: (813) 223-7474 Fax: (813) 229-6553 E-Mail: jgriffin@trenam.com

Secondary E-Mail: egarcia@trenam.com 10/17-10/24/25LG 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:

GOOD JUJU

Owner: Benjamin J Katz 2709 N Myrtle Ave Tampa, FL 33602

10/17/25LG 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

STILLWATER COMPLIANCE

Owner: Felipe Rivera 1716 Powder Ridge Dr Valrico, FL 33594

10/17/25LG 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:

LARRY DONRELL GREEN

Owner: Larry Donrell Green Trust c/o 9609 Takomah Trail Tampa, FL 33617 10/17-10/24/25LG 2T

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

CASE NO. 24-DP-544 DIVISION: B

IN THE INTEREST OF: McNally, Yahir DOB: 10/17/2023 MINOR CHILD

NOTICE OF ACTION DISESTABLISHING OF PATERNITY

TO: ALBERTO VALLADARES Address unknown

YOU ARE HEREBY NOTIFIED that the prospective father, Carlos Marrero has filed a Petition for Order Establishing Paternity a Petition for Order Establishing Paternity and Disestablishing Paternity for the child, Y.M. born on 10/17/2023. You are hereby commanded to appear on December 8, 2025, at 2:00 PM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for a MOTION HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS MOTION HEARING CONSTI-TUTES CONSENT TO THE PETITION FOR ORDER ESTABLISHING PATER-NITY AND DISESTABLISHING PATER-NITY. 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, ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immedischeduled 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 9th day of October 2025

Victor D. Crist. Clerk of Court By: s/ Santiago Zambrano By: s/ Samuago Land As Deputy Clerk 10/17-11/7/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003306

ESTATE (HELGA MARIA PILLE, Deceased.

NOTICE TO CREDITORS

The administration of the estate of HEL-GA MARIA PILLE, deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: RENATE E. CROOKS 3835 Eagle Creek Circle NW Prior Lake, MN 55372

Attorney for Personal Representative: Lauren Ashley Silvers Florida Bar Number: 1028165 Silvers Law, P.A. 26133 U.S. Hwy 19 N., Suite 201 Clearwater, FL 33763 Telephone: (727) 250-2002 E-Mail: laurens@silverslawfl.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003090 IN RE: ESTATE OF NORMA JEAN STERN,

Deceased. NOTICE TO CREDITORS

The administration of the estate of NORMA JEAN STERN, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Fl. 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. are set forth below.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviv-ing spouse is property to which the Florida Uniform Disposition of Community Proper-Offind hisposition of confinding 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.

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 THE NOTICE. LICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: GARY ROBERT STERN 905 S. Rome Avenue Tampa, FL 33606

Attorney for Personal Representative: Lauren Ashley Silvers Florida Bar Number: 1028165 Silvers Law, P.A. 26133 U.S. Hwy 19 N., Suite 201 Clearwater, FL 33763 Telephone: (727) 250-2002

E-Mail: laurens@silverslawfl.com 10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-001997

IN RE. ESTATE OF ROBERT ELIOT FACTOR.

NOTICE TO CREDITORS

The administration of the estate of ROB-ERT ELIOT FACTOR, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twice Of 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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732,228. Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

HILLSBOROUGH COUNTY

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: SETH D. FACTOR

Attorney for Personal Representative: MONIQUE M. SADARANGANI, ESQ. Florida Bar No. 105534

monique@estateandfamilylawyer.com Monique M. Sadarangani, PLLC 66 West Flagler Street, Suite 900 Miami, Florida 33130 Telephone: (786) 638-8777 Facsimile: (786) 513-0713

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-002801

IN RE: ESTATE OF PAMELA LATONE ZILBA Deceased.

NOTICE TO CREDITORS

The administration of the estate of PAM-ELA LATONE ZILBA, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for HILLSBOR-OUGH 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: /s/ John Owen Zilba JOHN OWEN ZILBA 106 St. George Court Apollo Beach, Florida 33572

Attorney for Personal Representative: /s/ Damon C. Glisson
DAMON C. GLISSON, Attorney Florida Bar Number: 187877 5908 Fortune Place Apollo Beach, Florida 33572 Telephone: (813) 645-6796 Fax: (813) 645-8572 E-Mail: damon@glisson1.com Secondary E-Mail: brenda@glisson1.com

10/17-10/24/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003493

IN RE: ESTATE OF JOSEPH B. FLYNN Deceased

NOTICE TO CREDITORS

The administration of the estate of JOS-EPH B. FLYNN, deceased, whose date of death was June 30, 2024; File Number 25-CP-003493, 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 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 October 17, 2025.

Personal Representative: JOHN FLYNN 5716 Arbor Wood Court Bradenton, FL 34203

Personal Representative's Attorneys: /s/Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com 10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003435 Division A

IN RE: ESTATE OF FREDERICK WILLIAM LOCHEL, JR., A/K/A FREDERICK W. LOCHEL, JR.

NOTICE TO CREDITORS

The administration of the estate of Frederick William Lochel, Jr., a/k/a Frederick W. Lochel, Jr., 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 800 E. Twiggs St., Room 206, Tampa, FL 33602. The names and adresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: Richard A. Chapman 38 Herringbone Way Ormond Beach, Florida 32174

Attorney for Personal Representative: Harvey Schonbrun, Esquire, Attorney Florida Bar Number: 149062 P.O. Box 20587 Tampa, Florida 33622-0587 Telephone: (813) 229-0664 Fax: (813) 228-9471

E-Mail: harvey@schonbrun.com Secondary E-Mail: amber@schonbrun.com

10/17-10/24/25LG 2T

Notice of Public Auction Notice of Public Auction for monies due on Storage Units. An auction will be held on the 5th of Novem-ber 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:

24/09	US HWY ZI IN, Lake	Wales, FL 33039					
E0520	Amanda Diplan	\$399.20					
L1254	Terrall Irons	\$601.30					
G0714	Jhe'la Cole	\$1604.94					
L1175	Shane Peterkin	\$327.10					
J1014	Jessica McClain	\$430.10					
J1009	Crystal Nichols	\$502.20					
D0420	Jordan Smith	\$285.90					
B0222	Eric Dembry	\$430.10					
B0203	Naderin O'Neal	\$285.90					
E0508	Antonio Wilson	\$244.70					
1621	1621 N Florida Ave, Lakeland, FL 33805						
2704	0 11 0						

Cecilia Green \$416.45 \$450.70 0106 Shenice Rivera 33810

5 US Hwy 98 N. Lakeland, FL

2313	Kelly Grozier	\$410.30
2264	Mark Dentmon	\$512.40
0230	Tara Nason	\$446.60
1121	Brian Targett	\$486.70
3164	Brandon Giddens	\$571.60
0113	Sandra Brock	\$1081.40
1083	Carlell Hargrove	\$516.80
2332	Kyri Jones	\$250.30
0224	Shanita West	\$822.00
1116	Anfernee Brooks	\$358.64
2346	Youngtesha Weary	\$300.05
0180	Gershwin Robinson	\$409.50
1043	David Atkinson	\$358.00
2162	Rashod Veasy	\$1810.05
0118	Angelique Parham	\$575.80
0208	Mark Dentmon	\$1038.50
1109	Paula Wright Thomas	\$373.90
0178	Kashanna Jones	\$351.72
2047	Billy Williams	\$371.05
0102	Danielle Brown	\$410.14
0297	Eric Weeden	\$409.50
2103	Sanjae Chrisie	\$916.70
1277	Eric Weeden	\$267.16
0248	Jesse Henderson	\$425.40

2164 Paula Higginbotham \$598.20 1111 E. Brandon Blvd, Brandon, FL 33511

\$434.30

Myron Knight

0209	Darlenes Davis	\$1065.00
4265	Matthew Hickman	\$562.33
1200	Mathew Knight	\$273.74
3005	Ismael Quinones	\$518.14
0139	Jaineshkumar Patel	\$349.00
1010	Edward Johnson	\$255.84
3215	David Waters	\$294.75
3024	Derrick Bass	\$424.41

HILLSBOROUGH COUNTY

Ziomara Rosero 4293 \$279.39 \$364.90 0151 Skylla Lair Anna Robinson \$1526.98 0229 Joseph Watkins \$538.50 3258-60 \$359.34 Lester Jenkins \$508.46 1081 Crystal Gotto 3043 Matthew Williams \$232.34 \$377.24 2140 Latoya Kennedy Shantel Woods \$2195.22 2187-89 4133 Dominica Toole \$359.34 4100-01 Yolanda Jenkins-Hester \$602.94

	5806 N. 56th St, Tan	npa, FL 33610
242	Cynthia Fleming	\$349.00
204	Kashira Edwards	\$328.30
149	Taija Brandon	\$442.14
324	Pebbles Merrell	\$263.40
4009	Tierra Sider	\$456.37

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003510

Division B

IN RE: ESTATE OF WILLIAM FRANKLIN DAWSON Deceased

NOTICE TO CREDITORS The administration of the estate of William Franklin Dawson, deceased, whose date of death was September 9, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 October 17, 2025. Personal Representative: /s/ George Erven 1112 Fernway Ln. Dade City, Florida 33525

Attorney for Personal Representative: /s/ Lawrence E. Fuentes Lawrence E. Fuentes, Attorney Florida Bar Number: 161908 Fuentes & Kreischer, P.A. 1407 W. Busch Blvd. Tampa, Florida 33612 Telephone: (813) 933-6647 Fax: (813) 932-8588 E-Mail: lef@fklaw.net

Secondary E-Mail: front@fklaw.net 10/17-10/24/25LG 2T

IN THE COUNTY COURT IN AND FOR

HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-CC-009487

LAKE SAINT CLAIR HOMEOWNERS ASSOCIATION, INC., Plaintiff.

KATHY PICKARD. Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on October 14, 2025, by the County Court of Hillsborough Florida, for the following property

LOT 43, BLOCK 1, LAKE ST. CLAIR PHASE 1-2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGES 33-1 THROUGH 33-9, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLS-BOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place ough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on December 5, 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

10/17-10/24/25LG 2T

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

CASE No. 12-CA-015084 BANK OF AMERICA, N.A., PLAINTIFF,

DIANA P. MUNOZ, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 11, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on December 2, 2025, at 10:00 AM, at www.hillsborough realforeclose.com for the following

2025, at 10:00 AM, at www.hillsborough. realforeclose.com for the following described property:

THE NORTH 110 FEET OF THE WEST 180 FEET OF THE NORTH 1/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 20 EAST, SUBJECT TO ROAD RIGHT-OF-WAY ON WEST SIDE OF AROUGH DESCRIBED TRACT LESS OF ABOVE DESCRIBED TRACT, LESS ROAD RIGHT-OF-WAY.
Any person claiming an interest in the

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

Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard

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 Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, rempediately upon receiping the 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. 11080-1021814

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

Real Time Resolutions, Inc.

Juan Ponce, et al. Defendants. Case No.: 24-CA-007841 Division: Civil

NOTICE OF SALE Notice is hereby given that on November 7, 2025 at 10:00AM, the below named Clerk of Court will offer by electronic sale

at www.hillsborough.realforeclose.com the following described real property: The following described land, situate, lying

and being in the County of Hillsborough, State of Florida, to wit: Lot 20, Block 2, College Chase Phase 1, according to the map or plat thereof as recorded in Plat Book 105, Pages 203-206, of the Public Records of Hillsborough

County, Florida. Commonly known as: 1013 Windton Oak Drive, Ruskin, FL 33570

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 October 7, 2025, in Civil Case No. 24-CA-007841, pending in the Circuit Court in Hillsborough County, Florida.

VICTOR D. CRIST

CLERK OF THE CIRCUIT COURT

HILLSBOROUGH COUNTY FLORIDA

CLERN OF THE CIRCUIT COURT
HILLSBOROUGH 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 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 11080-1021729

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

CASE NO.: 22-CA-003602 FREEDOM MORTGAGE CORPORATION

DAVENDRA YADAV; RAGHUNATH YADAY; ET AL DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE

(Please publish in la Gaceta)
NOTICE IS HEREBY GIVEN pursuant

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 6th day of October, 2025, and entered in Case No. 22-CA-003602, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, without Frender Metrane Connection. wherein Freedom Mortgage Corporation is the Plaintiff and RAGHUNATH YADAV; DAVENDRA YADAV; SWATI YADAV; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA PRAMOD YADAV; FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC.; and SOLAR MOSAIC, INC. are defendants. Cindy Stuart as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

www.hillsborough.realforeclose.com at 10:00AM on the 5th day of November, 2025, the following described property as 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 46, FISHHAWK RANCH PHASE 2 PARCEL V, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 92, PAGE 9, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE. YOU MUST FILE A CLAIM 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 you are a person with a disability who eeds 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 Courty Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days 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.

Dated this 6th day of October, 2025.

By: ___/s/ Liana R. Hall___
Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR

PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1021453

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

FLORIDA Case No: 23-CA-014901, Division A NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING,

DARYL JAMES BROWN, JR.; et al.,

Defendants.
NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 06/17/2025, and entered in Case No. 23-CA-014901, Division A of the Circuit Court of the THIRTEENTH Judicial Circuit in and for Hillsborough County, Florida wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and DARYL JAMES BROWN, JR; PINE RIDGE AT OAK CREEK TOWNHOMES ASSOCIATION, INC.; are Defendants Victor D. Crist Hillsborough Defendants, Victor D. Crist, Hillsborough Clerk of Court will sell to the highest and best bidder for cash at http://www. hillsborough.realforeclose.com at 10:00 a.m. on December 8, 2025, the following described property set forth in said Final

Judgment, to wit:

LOT 4, BLOCK 29, OF OAK CREEK,
PARCEL 3, ACCORDING TO THE MAP
OR PLAT THEREOF, AS RECORDED
IN PLAT BOOK 113, PAGE 112, OF THE
PUBLIC RECORDS OF HILLSBOROUGH
COLINITY ELOPIDA

COUNTY, FLORIDA. Commonly known as: 6629 Holly Heath Dr., Riverview, FL 33578

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 October 6. 2025 /s/ Philip Stecco Philip Stecco, Esq. Florida Bar No. 108384 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: stecco@lenderlegal.com

Service@LenderLegal.com If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration within 2 working days of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604, Tampa, FL 33602.

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-005245 NEW DAY FINANCIAL, LLC

11080-1021431

PLAINTIFF, JACK C. WILLIAMSON, JR. A/K/A JACK WILLIAMSON, ET AL., DEFENDANT(S). NOTICE OF ACTION

TO: Jack C. Williamson, Jr. a/k/a Jack Williamson
Last Known Address: 7309 S Kissimmee

Street, Tampa, FL 33616 Current Residence: UNKNOWN TO: Jack C. Williamson, Jr. a/k/a Jack

Williamson Last Known Address: 213 Grimes St, Fort Bragg, NC 28307

HILLSBOROUGH COUNTY

Current Residence: UNKNOWN TO: Jack C. Williamson, Jr. a/k/a Jack Williamson Last Known Address: 6727 S Lois Ave, Apt 324, Tampa, FL 33616 Current Residence: UNKNOWN TO: Unknown spouse of Jack C. Williamson, Jr. A/K/A Jack Williamson Last Known Address: 7309 S Kissimmee

Street, Tampa, FL 33616 Current Residence: UNKNOWN TO: Unknown spouse of Jack C. Williamson, Jr. A/K/A Jack Williamson Last Known Address: 213 Grimes St, Fort Bragg, NC 28307

Current Residence: UNKNOWN
TO: Unknown spouse of Jack
Williamson, Jr. A/K/A Jack Williamson

Last Known Address: 6727 S Lois Ave, Apt 324, Tampa, FL 33616 Current Residence: UNKNOWN

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

described property:
Lot 5, Block 158, Map of Part of Port
Tampa City, a subdivision according to
the plat thereof recorded in Plat Book 1, Pages 56 through 58, of the Public Records of Hillsborough County, Florida; Together with the East 1/2 of the closed

alley abutting thereto.
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 November 9, 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. Poom 604 Tampa Florida 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 29th day of September, 2025.
VICTOR D. CRIST
As Clerk of Court
By: Is/ Mustafa Divan As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210
E. 7th Ave, Tampa, FL 33605

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

JUVENILE DIVISION CASE NO. 25-DP-457 DIVISION: D

IN THE INTEREST OF: DOB: 5/16/2025 MINOR CHILD

Address unknown

11080-1021291

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ANGEL DOWDELL, DOB: 12/26/83

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: M.M. born on 5/16/2025. You are hereby commanded to appear in person on December 4, 2025, at 11:00 AM before the Honorable Lisa D. Campbell, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Court Room 310 for an ADVISORY

HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS TION OF PARENIAL 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 eeds 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 10th day of October, 2025.

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

10/17-11/7/25LG 4T

NOTICE OF PUBLIC SALE

The following personal property of Sharon Andrew, 10706 Dakota Oaks Riverview, Florida 33569 will, on November 4, 2025 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at Pleasant Living MHP, 10502 Pleasant Blvd, Riverview, FL 33569.

1988/FUQU YEAR/MODEL FH3610190A 0047682439 and Title # YEAR/MODEL 1988/FUQU VIN # Title # FH3610190B 0047687783

HILLSBOROUGH COUNTY

Additional personal property: unknown PREPARED BY: MARK C. PAYNE Attorney for Pleasant Living MHP PO Box 1061, Tampa, Florida 33601-1061 Telephone: 813-223-6882

10/17-10/24/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-020315

KINGS MILL TOWNHOME OWNERS ASSOCIATION, INC., Plaintiff.

NICOLE BETHUNE-WALKER, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on October 10, 2025 by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 4, Block 29, of KINGS MILL PHASE II, according to the plat there-of, as recorded in Plat Book 103, page 284, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on December 1, 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 uled 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

10/17-10/24/25LG 2T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "Vanish Away Junk," intends to register the said name with the Florida Department of State, Division of Corporations, Tallahassee, Florida and Hillsborough County. The legal name of the business entity is Erickson's Hauling Service LLC, located at 11923 Cinnamon Fern Dr, Riverview, FL 33579.

Dated this 13th day of October, 2025. Erickson's Hauling Service LLC By: Erickson Moreno, Owner 11923 Cinnamon Fern Dr Riverview, FL 33579 (941)-879-5492

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

10/17/25LG 1T

CIVIL DIVISION CASE NO.: 25-CC-017712, DIVISION P

RIVERCREST COMMUNITY ASSOCIATION, INC., Plaintiff,

PETER MOROHUNDIYA, JR. and PAULETTE COACHMAN. Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on September 24, 2025 by the County Court of Hillsborough County, Florida, the property described as: Lot 1, Block 26, Rivercrest Phase 2 Parcel "O" and "R", according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 115 through 126, inclusive, of the Public Records of Hillsborough

ADDRESS: mocks Glade Drive, Riverview, FL 33569. will be sold by the Hillsborough County

County, Florida.

Clerk at public sale on November 14, 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 10/17-10/24/25LG 2T

CIVIL DIVISION

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

HILLSBOROUGH COUNTY

CASE NO.: 24-CC-022027

CARDEL VILLAS AT COVINGTON Plaintiff,

THE ESTATE OF MICHELE HENNELLY. DECEASED AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST

MICHELE HENNELLY, DECEASED

Defendant

NOTICE OF ACTION

TO: THE ESTATE OF MICHELE
HENNELLY, DECEASED AND THE
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MICHELE HENNELLY, DECEASED

7454 Surrey Pines Dr Apollo Beach, FL 33572

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

COVINGTON PARK PHASE 5A LOT 18 BLOCK 38

Commonly known as 7454 Surrey Pines Dr, Apollo Beach, FL 33572, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before November 12, 2025 (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to 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 St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance or immediately upon receiving this ance, 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 October 6, 2025 Victor Crist Hillsborough County Clerk of Court 800 E Twiggs St, Tampa, FL 33602 By: s/ Mustafa Divan Deputy Clerk

IN THE CIRCUIT COURT OF THE

10/17-10/24/25LG 2T

THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case Number: 25-CA-002848

VINCENTIAN PROPERTIES INC.

Petitioner

DISTRESSED BUYERS II LLC AS TRUSTEE OF THE SULPHUR SPRINGS JUNEAU LAND TRUST; BABITO I CORP, AND ANY AND ALL UNKNOWN Respondents.

NOTICE OF ACTION

CONSTRUCTIVE SERVICE TO: THE DISTRESSED BUYERS II LLC AS TRUSTEE OF THE SULPHER SPRINGS JUNEAU LAND TRUST; BABITO CORP, AND ANY AND ALL UNKNOWN PARTIES

YOU ARE NOTIFIED that an action to quiet title has been filed for the following property in Hillsborough County, Florida: Legal Description:

Parcel 1: Lot 1 and 2, Block 36, together with the West 1/2 of closed alley abutting on the East and Lots 10, 11, 12, and 13, Block 35 together with the East 1/2 of closed alley abutting on the West, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the map or plat thereof as recorded in Plat Book 6, Page 5, of the recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146579-0000; Address: 8216 N 13th St., Tampa, FL)

Parcel 2: Lot 18 and that part of the East 1/2 of the vacated alley abutting thereon, Block 25, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the Plat there-of, recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146460-0000; Address: 8302 N Klondyke St., Tampa, FL)

Parcel 3: Lot 1. Block 35. SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the Plat there-of, recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146572-0000; Address: 1203 E Juneau St., Tampa, FL)

You have been identified as having a potential interest in the outcome of the proceedings. You are required to file 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 Plaintiff's attorney, Tomas J. Yi, Esq., 5109 N. Nebraska Ave., Tampa, FL 33603, telephone (727) 270-7555, within thirty (30) days of the first publication of this Notice, the nature of this proceeding being a Quiet Title of Real Property regarding the above referenced property. regarding the above referenced property. Please respond on or before 11/17/25.

If you fail to file your response or an answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Tomas J. Yi, Esq., 5109 N Nebraska Ave., Tampa, FL 33603, telephone (727) 270-7555, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint. Please respond on or before 11/17/25.

DATED this 10th day of October 2025.

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

By: /s/ Jennifer Taylor Deputy Clerk

10/17-11/7/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003477

Division A

IN RE: ESTATE OF GIAN ANGELO MASSARO,

NOTICE TO CREDITORS

(Summary Administration) TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

You are hereby notified that an Order of Summary Administration has been entered in the estate of Gian Angelo Massaro, deceased, File Number 25-CP-003477, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, FL 33601-2360; the the deceded of address of solutions. 3360: that the decedent's date of death was September 11, 2025; that the total value of the estate is \$10,795.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Sandra JoAnn 4620 Preston Woods Drive Kolterman Valrico, FL 33596 5751 Stockport Street Riverview, FL 33578 Patricia M. 6606 Baybrook Circle Temple Terrace, FL 33617 Gina M. Monte 502 N. Bryan Circle Michele L. Brandon, Florida 33511 Massaro

ALL INTERESTED PERSONS ARE NOTI-

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full pay-ment was made in the Amended Order ment was made in the Amended 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. NOT-WITHSTANDING 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 October 17, 2025.

Person Giving Notice: /s/ Michele L. Massaro 502 N. Brvan Circle Brandon, Florida 33511

Attorney for Person Giving Notice: /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

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISIÓN

File No. 25-CP-003418 Division A

IN RF: ESTATE OF DONALD GENE MOON 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 DONALD GENE MOON, deceased, File No. 25-CP-003418, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was August 6, 2025; that the total value of the estate is \$13,000.00 (approximate) and that the names and addresses of those to whom it has been assigned by such order are: JANE ELIZA-BETH MOON, 1656 Open Field Loop, Brandon, FL 33510.

ALL INTERESTED PERSONS ARE NOTI-FIED THAT:

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

The date of first publication of this notice is October 17, 2025.

Petitioner:

/s/ Jane Elizabeth Moon JANE ELIZABETH MOON 1656 Open Field Loop Brandon, FL 33510

Attorney for Petitioner: /s/ Danielle Faller Danielle Faller, Esq. Florida Bar # 106324 HEMNESS FALLER ELDER LAW 309 N. Parsons Avenue Brandon, FL 33510-4515 (813) 661-5297 (813) 689-8725 fax danielle@hemnesslaw.com service@hemnesslaw.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002932

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

IN RE. ESTATE OF WALTER JAMES SHUMAKER, A/K/A WALTER JAMES SHUMAKER, JR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of WAL-The administration of the estate of WALTER JAMES SHUMAKER, A/K/A WALTER JAMES SHUMAKER, JR., deceased, whose date of death was October 22, 2023; File Number 25-CP-002932, 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 addresses of the personal representative and the personal representative's attorney

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: SHOWNEEN DELINA HALL 7414 Maria Cove Riverview, Florida 33578

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. Tampa, Florida 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISIÓN

File No. 25-CP-003469 Division A

IN RF: ESTATE OF STEPHEN J. BAKER Deceased.

NOTICE TO CREDITORS

The administration of the estate of STEPHEN J. BAKER, deceased, whose STEPHEN J. BAKER, deceased, whose date of death was August 16, 2025, is pending in the Circuit Court for HILLS-BOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The name and address of the personal representative are: ANGELA O'CONNOR, 8003 Jonathan Drive, Ooltewah, TN 37363. The name and address of the personal representations. name and address of 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 BE-FORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS

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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is October 17, 2025.

Attornevs for Personal Representative: /s/ James M. Flick James M. Flick Florida Bar Number: 91075 Christian Bonta Florida Bar Number: 1010347 WALKER | FLICK 3700 S Conway Rd, Ste 212 Orlando, FL 32812 Telephone: (407) 745-0609 Service E-Mails: james@thefloridalawyers.com christian@thefloridalawyers.com Secondary E-Mails: kflick@thefloridalawyers.com service@thefloridalawyers.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CP-003447; DIVISION: A

ESTATE OF MAX G. ABELLANA, JR., a/k/a MAX GEOTINA ABELLANA, JR.,

HILLSBOROUGH COUNTY

Decedent.

NOTICE TO CREDITORS

The administration of the estate of Max G. Abellana, Jr., a/k/a Max Geotina Abellana, Jr., deceased, whose date of death was August 21, 2025 is pending in the Circuit Court of Hillsborough County, Florida, Pro-bate 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 732.214. Florida Statuted 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 PUB-LICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative JANETTE CORTEL ABELLANA 10702 Stallgate Drive Tampa, Florida 33624

Attorney for Personal Representative ADRIÁN 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

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002210

IN RE: ESTATE OF LEON BELLAMY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of LE-ON BELLAMY, deceased, whose date of death was March 15, 2025; File Number 25-CP-002210, 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 name and address of the personal representative and the personal rep

resentative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 17, 2025. Signed on October 10, 2025.

Personal Representative: /s/ CECELIA BELLAMY-MITCHELL

Attorney for Personal Representative: /s/ Sean F. Bogle, Esq. Email: sean@boglelawfirm.com Florida Bar No. 0106313 Douglas A. Cohen, Esq. Email: doug@boglelawfirm.com Florida Bar No. 124063 BOGLE LAW FIRM 101 S. New York Ave., Suite 205 Winter Park, FL 32789 Telephone: 407-834-3311 Fax: 407-834-3302

10/17-10/24/25LG 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:

LIT CIGAR & MARTINI LOUNGE

Owner: Antonio P. Prieto 4310 Carrollwood Village Drive Tampa, FL 33618

HILLSBOROUGH COUNTY

10/17/25LG 1T

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

CASE NO.: 25-CP-003358 DIVISION: A

IN RE: ESTATE OF ANDREW THOMAS HUSE, Deceased.

NOTICE TO CREDITORS PERSONS HAVING CLAIMS OR DE-MANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of AN-DREW THOMAS HUSE, deceased, File Number 25-CP-003358, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NO-

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice THE date of the list publication of this flottee must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 17, 2025. Personal Representative:

1568 Burnham Lane Dunedin, Florida 34698 Attorney for Personal Representative JOHN W. GARDNER, ESQUIRE THE GARDNER LAW FIRM 221 East Robertson Street Brandon, Florida 33511 (813) 651-0055

Florida Bar No.: 745219

Carol L. Elwood

10/17-10/24/25LG 2T

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

Case No.: 25-DR-0133373 Division: RP

DEMPSEY LEWIS GOODWIN, Petitioner,

Respondent.

and EUGILL ANASCO FLORES,

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

TO: EUGILL ANASCO FLORES Last known address: 14434 Woodland Spur Dr, Lilhia, FL 33547

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 DEMPSEY LEWIS GOOD-WIN, whose address is 14434 Woodland Spur Dr, Lithia, FL 33547, on or before 11/12/2025, and file the original with the clerk of this Court at 301 N. Michigan Ave., Plant City, FL 35565, 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:

2021 Nissa" Kicks and \$15,000.00 cash deposited into personal checking and sav-ings accounts of Eugill Anasco Flores

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in 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 10/6/2025 Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ John Rollo Deputy Clerk 10/17-11/7/25LG 4T

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

CASE NO.: 25-CC-019605

THE TOWERS OF CHANNELSIDE CONDOMINIUM ASSOCIATION, INC., Plaintiff,

SHIV ANKUR, INC., Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 8, 2025 by the County Court of Hillsborough County, Florida, for the following property described as:

Unit No. 1402 Tower T1, of the Towers of Channelside, a Condominium, according to The Declaration of Con-

HILLSBOROUGH COUNTY

dominium recorded in O.R. Book 17865, Page 1491, and all exhibits and amendments thereof, Public Records of Hillsborough County, Florida. Together with Parking Space No. 671. 672 and Storage Unit No. 53.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough realforeclose.com, on December 1, 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, ticipate 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. 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

10/17-10/24/25LG 2T

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

File No. 25-CP-003176 Division A IN RE: ESTATE OF MONICA MARLINDA SQUIRES

NOTICE TO CREDITORS

The administration of the estate of Monica Marlinda Squires, deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for HILLS-BOROUGH 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 PUB-LICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 PER-IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 17, 2025.

Personal Representative: Cavour Squires 5106 Pennsbury Drive Tampa, Florida 33624

Attorney for Personal Representative: Aaron W. Saoud, Esquire, Attorney Florida Bar Number: 096124 AWS Law Firm 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org

10/17-10/24/25LG 2T

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

Case No.: 25-DR-013263 ODALIS N GONZALEZ

Petitioner.

and

ELEAZAR A JUAREZ FUENTES, Respondent. NOTICE OF ACTION FOR

DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: ELEAZAR A JUAREZ FUENTES 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 ODALIS N GONZALEZ, whose address is 402 Delia St, Wimauma, FL 33598, on or before 11/12/2025, and file the scients with the clerk of this Court file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 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 You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's

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

Dated 10/7/2025 Victor Crist. Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Illegible Deputy Clerk

10/10-10/31/25LG 4T

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

JUVENILE DIVISION DIVISION: B

IN THE INTEREST OF: CASE NOS. DOB: 6/10/2022 22-DP-569 DOB: 3/21/2024 24-DP-239 MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ROBERT VASQUEZ, address un-

DOB: 11/26/2001

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:
C.V. born on 3/21/2024 and A.V. born on 6/10/2022. You are hereby commanded to appear on November 13, 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 CHILD OR CHILDREN NAMED IN THIS

The hearing will be held utilizing ZOOM and you will need to initiate contact to be available at the time of the hearing please follow the instructions below.

When connecting through Zoom APP with Video: https://https://fljud13-org.zoom.us/j/82949766513

The Zoom Meeting ID is 82949766513. No additional password is required.

When calling using a telephone: The phone number is 1-786-635-1003.

The message will ask for meeting ID number: 82949766513 then #

The message will ask for participant ID: just enter the phone number that you are calling from

Zoom will be recording all participants. If appearing via video, please dress appropriately for court.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immedischeduled 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 3rd day of October, 2025.

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

10/10-10/31/25LG 4T

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

CASE NO.: 24-CC-036974

CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff.

ERICA ANDERSON, A MARRIED WOMAN AND THE UNKNOWN SPOUSE OF ERICA ANDERSON, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Order Resetting Sale entered in 24-CC-036974, on about October 8, 2025 Ordering the Clerk of Court to set a sale of the property or the beauty most included data. on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 99, of CREEK PRESERVE PHAS-ES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of

Hillsborough County, Florida. and commonly known as: 16661 Sunburst Lake St, Wimauma, FL 33598; 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 December 1, 2025 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the prop-erty owner as of the date of the Lis pen-dens must file a claim within 60 days after

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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 October 8, 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

45401.45 10/10-10/17/25LG 2T

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

CASE NO.: 25-CC-037744

COUNTRY PLACE COMMUNITY ASSOCIATION, INC., Plaintiff,

YOANKA DE LA OSA and ALEXYS RAMIEREZ GONZALEZ, Defendant(s).

NOTICE OF ACTION

TO: YOANKA DE LA OSA and ALEXYS RAMIEREZ GONZALEZ 15906 Country Farm Place Tampa, FL 33624 YOU ARE NOTIFIED of an action to

foreclose a lien on the following property in Hillsborough County, Florida: Lot 66. Block 14. Country Place Unit

IV-B, according to the map or plat thereof, as recorded in Plat Book 51, Page 62, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 11/12/2025, 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 deor immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this

WITNESS my hand and the seal of this Court on this 7th day of October, 2025.

Victor Crist. Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor

Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

10/10-10/17/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-035052

BEDFORD H CONDOMINIUM ASSOCIATION, INC., Plaintiff.

RACHEL D'AMATO ROSE, Defendant.

NOTICE OF ACTION

TO: RACHEL D'AMATO ROSE 1802 Bedford Terrace, Unit 186 Sun City Center, FL 33573

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

Condominium Parcel Unit 186 Bed ford H Condominium, according to plat thereof recorded in Condominium Plat Book 1, page 31 and being furthe described in that certain Declaration o Condominium recorded in O.R. Book 2745, page 1019, and subsequent amendments thereto, as recorded in the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of and you are required to serve a copy of your written defenses, if any, on or before 11/12/2025 or 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 in modificably thereoffer; ethoration and or immediately thereafter; otherwise a de-ault will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this

HILLSBOROUGH COUNTY

Court on this 7th day of October, 2025. Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk

Katherine Martinez, Esq. Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISIÓN

File No. 25-CP-002192

IN RE: ESTATE OF WILNA MARIE CARLSON Deceased.

NOTICE TO CREDITORS

The administration of the estate of WIL-In administration of the estate of WIL-NA MARIE CARLSON, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for HILLS-BOROUGH County, Florida, Probate Di-vision, the address of which is P.O Box 3360, Tampa, FL 33601. The names and addresse of the personal representative addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative: /s/ Kris Carlson Kris Carlson 1402 Shadow Creek Pl. Brandon, Florida 33510

Attorney for Personal Representative:
/s/ Mary G. McDermott, Esq.
Mary Greenwood McDermott, Esq., Atty.
Florida Bar Number: 612456 Brandon Family Law Center, LLC 710 Oakfield Dr., Ste. 254 710 Oakfield Dr., Ste. 254
Brandon, Florida 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com 10/10-10/17/25LG 2T

PUBLIC NOTICE: FAITH-BASED POSSESSION CLAIM FILED UNDER FLORIDA LAW

To: Karen L. Mayes and all persons claiming any interest in the property known as: 511 E Adalee Street, Tampa, FL 33603 Parcel ID: 183326.0000 | Legal Description: Lot 13, Block 6, North Tampa Subdivision

NOTICE IS HEREBY GIVEN, pursuant to Florida Statute § 95.18, that SAVED BY THE STREETS MINISTRY, INC., a Floridabased religious nonprofit organization, has taken actual, continuous, exclusive, open, and hostile possession of the above-described real property for purposes of ministerial, faith-based, and nonprofit use.

Said occupancy has been declared and filed with the Hillsborough County Property Appraiser via Form DR-452 on or about eptember 23, 2025, and is supported by posted legal notices, maintenance, reli gious use, and ministry-led physical pres-

This possession is not secretive, permissive, or commercial in nature. It is grounded in the protections of the First Amendment to the U.S. Constitution, the Florida Constitution (Art. I, § 3), and the Religious Land Use and Institutionalized Persons Act (42 U.S.C. § 2000cc).

The current or past listed party of record, Karen L. Mayes, is hereby formally notified of this claim and is invited to respond in accordance with Florida law.

This notice serves as constructive and actual notice to all parties, and any attempt to interfere, remove posted signage, or retaliate against the ministry's lawful and peaceful religious use of this property may result in civil claims or criminal prosecution

• F.S. § 806.13 – Criminal Mischief • F.S. § 810.08 – Trespass

F.S. § 843.0855 - Tampering with Legal • RLUIPA (42 U.S.C. § 2000cc) – Federal

Religious Property Protection ZARAGI KHALID ALI Faith Leader & Trustee SAVED BY THE STREETS MINISTRY, 10/10-10/31/25LG 4T

Division A

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003361

IN RE: ESTATE OF JOHN PAUL SHARP, Deceased.

HILLSBOROUGH COUNTY

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 JOHN PAUL SHARP, deceased, File Number 25-CP-003361; 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 April 10, 2025; that the total value of the estate is exempt real and personal property and that the names and addresses of those to whom it has been addresses of those to whom it has been assigned by such order are:

Beneficiary: JENNY A. SHARP 818 Amethyst Way, Valrico, Florida 33594 ALL INTERESTED PERSONS ARE NOTI-FIED THAT

All creditors of the estate of Decedent and persons having claims or demands against the estate of Decedent other than 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 OD, 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 October 10, 2025.

Person Giving Notice: /s/ JENNY A. SHARP 818 Amethyst Way Valrico, Florida 33594

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

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003362 Division B

IN RE: ESTATE OF YUN-LEEI CHIOU, 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 YUN-LEEI CHIOU, deceased, File Number 25-CP-003362; 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 July 6, 2025; that the total value of the estate is other assets valued at approximately \$44,500.00 and that the names and addresses of those to whom the proper program of the street of the stree it has been assigned by such order are:

Beneficiary: SHIRLEY C-T CHIOU

1520 N. Riverhills Drive Temple Terrace, Florida 33617 ALL INTERESTED PERSONS ARE NOTI-

FIED 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 count WITHIN THE TIME PERIODS SETFORTH 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 October 10, 2025.

Person Giving Notice: /s/ SHIRLEY C-T CHIOU 1520 N. Riverhills Drive Temple Terrace, Florida 33617

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 Boulev Tampa, Florida 33609

Telephone: (813) 254-0044 10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003352 Division U

IN RE: ESTATE OF VICKIE S. BUTLER Deceased.

NOTICE TO CREDITORS

The administration of the estate of VICKIE S. BUTLER, deceased, whose date of death was September 20, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Court Probate Division, P.O. Box 1110, Tampa, FL 33601-1110. 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

HILLSBOROUGH COUNTY

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 survivby the decedent or the decedent's surviv-ing spouse is property to which the Florida Uniform Disposition of Community Prop-erty Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap-ply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative: /s/ Stephanie Cartwright STEPHANIE CARTWRIGHT 1531 Carlyle Rd. Naperville, IL 60564

Attorney for Personal Representative: /s/ Harley Herman HARLEY HERMAN Florida Bar Number 252311 hh@hermanandhermanesq.com PO Box 3455 Plant City, FL 33563 Telephone: 813 704-6892 Fax: 813 200-3665

10/10-10/17/25LG 2T

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

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

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

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

YOU ARE HEREBY NOTIFIED that the Schultz Kin at the Hillbergruph Court K. Schultz-Kin at the Hillsborough Court-house, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8770. E-mail: ada@fliud13.org 1-800-955-8770, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 3rd day of October, 2025.

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

10/10-10/31/25LG 4T IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA

JUVENILE DIVISION

CASE NO. 25-DP-211 DIVISION: D IN THE INTEREST OF: DOB: 4/8/2010 A.D.

Deputy Clerk

MINOR CHILDREN NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: JUAN PASCUAL DIAZ Address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to termiand ratifiles, has filed a reduction to terminate your parental rights and permanently commit the following children for adoption: A.D. born on 4/8/2010. You are hereby commanded to appear on November 17, 2025, at 11:00 AM before the Honorable Lisa D. Campbell at the Hillsborough Courthouse, Edgecomb Courthouse, 800 Cast Twiggs Streat Tampa El 33602 East Twiggs Street, Tampa, FL 33602. Courtroom 310, for an ADVISORY HEAR-

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

Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the children with an adoption entity, as defined in Section 63.032(3). Florida Statutes.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled,

Personal Representative

Cynthia M Petitjean PL 1306 Thonotosassa Road Plant City, FL 33563

Telephone: (813) 659-2020 Florida Bar No. 947512

Richard Wisher 3107 N 77th Street Tampa, FL 33619

IN RE: ESTATE OF

Deceased

JOANN JACKSON-GRADY

HILLSBOROUGH COUNTY

Attorneys for Personal Representative:

Email Address: cmp@cmp-law.com

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-CP-003417

Division: A

NOTICE TO CREDITORS

The administration of the estate of JOANN

The administration of the estate of JOANN JACKSON-GRADY, deceased, whose date of death was August 6, 2025; is pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 25-CP-003417; the mailing address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative and the personal representative.

representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

persons having claims or demands against decedent's estate on whom a copy of this

notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS

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

All other creditors of the decedent and

10/10-10/17/25LG 2T

HILLSBOROUGH COUNTY

at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordinate of the courts, Attention: ADA Coordinate of the courts, Attention: ADA Coordinate of the courts of the dinator, 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 your uled 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 7th day of October. 2025.

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

10/10-10/31/25LG 4T

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

CASE NO.: 25-CC-017716, DIVISION H

RIVERCREST COMMUNITY ASSOCIATION, INC., Plaintiff,

LEONARD LYNN, an unmarried person. Defendant.

NOTICE OF ACTION

TO: LEONARD LYNN 11539 Hammocks Glade Drive Riverview, FL 33569

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

Lot 23, Block 26, Rivercrest Phase 2 Parcel "O" and "R", according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 115 through 126, inclusive, of the Public Records of Hillsborough County, Florida. Property address: 11539 Hammocks Glade Dr, Riverview, FL 33569.

has been filed against you, and that you

are required to serve a copy of your written

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

defenses, if any, to it on CHARLES EV-ANS GLAUSIER, ESQUIRE, Plaintiff's at-torney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 11/10/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 3, 2025. Victor D. Crist As Clerk of the Court By: /s/ Jennifer Taylor Deputy Clerk

Charles Evans Glausier, Esquire Florida Bar No. 0037035 Glausier Knight Jones, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, Florida 33602 (813) 440-4600 Attorney for Plaintiff

10/10-10/17/25LG 2T

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

PROBATE DIVISION Case No.: 2025-CP-002931

IN RE: The Estate of ELSA PACHECO, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of The administration of the Estate of ELSA PACHECO, Deceased, whose date of death was December 10, 2024, File Number 2025-CP-002931, is pending in the Clerk of the Circuit Court, Hillsborough County, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and address of the Personal Representative's attorney are 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 served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is October 10, 2025.

Personal Representative:

Felipe Pacheco c/o THE YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606

Personal Representative's Attorney: Carla B. Yates, Esquire
THE YATES LAW FIRM, P.A.
320 W. Kennedy Boulevard, Suite 600
Tampa, Florida 33606
(813) 254-6516 Florida Bar No.: 709166

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISIÓN File No. 2025-CP-003012 Division B

IN RE: ESTATE OF Elizabeth Jeanne Camalo. a/k/a Elizabeth Camalo Deceased.

NOTICE TO CREDITORS

The administration of the estate of Elizabeth Jeanne Camalo, also known as Elizabeth Camalo, deceased, whose date of death was July 31st, 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 and the personal representative's attorney are set forth below. tative's attorney are set forth below

All creditors of the decedent and other

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

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

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

is October 10, 2025.

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 11/5/2025 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-25-0002246

NAME OF VIOLATOR: MATT MITCHAM/TRUSTEE

LOCATION OF VIOLATION: 813 E CHELSEA ST, TAMPA, FL

CODE SECTIONS: 19-231(10) 19-231(11) 19-231(15)b 19-238

LEGAL DESCRIPTION: MAXWELLTON SUBDIVISION CORRECTED PLAT W 62 FT OF LOT 1 BLOCK 1 LESS ADD L R/W FOLIO: 166353.0000

CASE NO: COD-25-0002586 NAME OF VIOLATOR: 2W PROPERTIES LLC
LOCATION OF VIOLATION: 1308 E COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 19-47
LEGAL DESCRIPTION: CITY WALK YBOR TOWNHOMES LOT 1 FOLIO: 186698.0000

CASE NO: COD-25-0002659 NAME OF VIOLATOR: ALANDA APRIL WALKER AND LOCATION OF VIOLATION: 8423 N 15TH ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: OAK TERRACE REVISED PLAT OF LOTS 27 28 29 AND 30 AND W 1/2 CLOSED ALLEY ABUTTING THEREON FOLIO: 145588,0000

CASE NO: COD-25-0002695
NAME OF VIOLATOR: JAMES L BURKE AND MARY E
LOCATION OF VIOLATION: 1702 E NOME ST, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: FERN CLIFF LOT 259 FOLIO: 149928.0000

CASE NO: COD-25-0002711 CASE NO: COD-25-0002/11

NAME OF VIOLATOR: WARREN A HARDING
LOCATION OF VIOLATION: 401 W BIRD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: PURITY SPRINGS HEIGHTS NO 1 LOT 7 BLOCK 1

FOLIO: 100695.0000

CASE NO: COD-25-0002786
NAME OF VIOLATOR: NATHAN EDWARDS

CONTINUE OF VIOLATION: NATITIAIN EDWARDS
LOCATION OF VIOLATION: 699 E IDLEWILD AVE, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: MABRY'S SUBDIVISION LOT BEG 521 FT W OF NE COR
OF LOT 1 & RUN W 111.15 FT S 158 FT E 111.9 FT & N 161 FT TO BEG LESS PART
FOR SR 93 BLOCK 4 FOLIO: 163676 0000 CASE NO: COD-25-0002797

NAME OF VIOLATOR: TAMPA DEVELOPMENT GROUP LOCATION OF VIOLATION: 715 E BIRD ST, TAMPA, FL CODE SECTIONS: 19-57 19-233(a) 19-237 19-237(3) LEGAL DESCRIPTION: LOT BEG 50 FT S OF C/L OF E BIRD ST AND 377.5 FT W OF C/L OF NEBRASKA AVE AND RUN S 89 DEG 42 MIN W 210.90 FT S 265 FT N 89 DEG 42 MIN E 212.3 FT AND N 265 FT TO BEG FOLIO: 100623.0000

CASE NO: COD-25-0002841

NAME OF VIOLATOR: ESTATE OF JOSE JUAN PEREZ
LOCATION OF VIOLATION: 8506 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-50

LEGAL DESCRIPTION: SULPHUR HILL LOT 9 & E 1/2 CLOSED ALLEY ABUTTING THEREON BLK 2 FOLIO: 145766.0000

LEGAL DESCRIPTION: HAMNER'S MARJORY B FIRST ADDITION TO RENMAH LOT 41 BLOCK 3 FOLIO: 104696.0000

NAME OF VIOLATOR: ESTATE OF BARBARA ANN LARRY LOCATION OF VIOLATION: 3014 E HANNA AVE, TAMPA, FL CODE SECTIONS: 19-49 19-56 19-231(15)c LEGAL DESCRIPTION: WOODLAND TERRACE LOT 12 BLOCK 3 FOLIO: 151808.0000

CASE NO: COD-25-0002941

NAME OF VIOLATOR: MONICA L THOMPSON
LOCATION OF VIOLATION: 7303 N OLA AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)a Paint
LEGAL DESCRIPTION: HAMNER'S W E ALBIMAR LOT 19 BLOCK 4 FOLIO: 162018.0000

CASE NO: COD-25-0002943

NAME OF VIOLATOR: TAMPA INVESTMENTS LLC
LOCATION OF VIOLATION: 5905 N CHEROKEE AVE, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-50 19-234

LEGAL DESCRIPTION: HEALTHY HILL RESUBDIVISION OF BLOCK 1 LOT 4 BLOCK 1 FOLIO: 163742.0000

CASE NO: COD-25-0002945 NAME OF VIOLATOR: CHERYL MINGO BEXLEY LOCATION OF VIOLATION: 815 W MINNEHAHA ST, TAMPA, FL CODE SECTIONS: 19-47 19-49 19-50 LEGAL DESCRIPTION: RIVERSIDE FIRST ADDITION TO WEST LOT 11 BLOCK 7 FOLIO: 104951.0000

CASE NO: COD-25-0002976

NAME OF VIOLATOR: SCOTT WILLIG

LOCATION OF VIOLATION: 8411 N ROME AVE, TAMPA, FL

CODE SECTIONS: 19-49 19-50

LEGAL DESCRIPTION: EL PORTAL LOT 5 BLOCK 30

FOLIO: 98810 0000 FOLIO: 98810.0000

CASE NO: COD-25-0003025 NAME OF VIOLATOR: ROBERT C UPTON LOCATION OF VIOLATION: 8123 N ROME AVE, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: WILMA OAK GROVE SUBDIVISION LOTS 35 AND 36 AND W 1/2 OF ALLEY E THEREOF FOLIO: 101749.0000

CASE NO: COD-25-0003041 CASE NO: COD-25-0003041

NAME OF VIOLATOR: LANG SHUANG
LOCATION OF VIOLATION: 7805 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(8) 19-231(10) 19-231(15)c
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 5 BLOCK 77 FOLIO: 147053.0000 CASE NO: COD-25-0003092

CASE NO: COD-25-0003092

NAME OF VIOLATOR: TED ALEXANDER HUTCHESON
LOCATION OF VIOLATION: 323 W HANLON ST, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: WITTE'S RESUBDIVISION LOTS 13 AND 14 AND THAT PART
OF HANLON AVE LYING W OF NLY EXT OF W R/W LINE OF OLA AVE AND LYING
E OF HILLSBORO RIVER
FOLIC: 161230 0000

FOLIO: 161229.0000 CASE NO: COD-25-0003111
NAME OF VIOLATOR: VICTOR ZAMORA LOCATION OF VIOLATION: 911 W HILLSBOROUGH AVE, TAMPA, FL CODE SECTIONS: 19-237 LEGAL DESCRIPTION: RIVERSIDE ESTATES LOT 7 LESS R/W BEG 225.70 FT W

OF SE COR OF LOT 4 FOR POB CONT W 24.30 FT N 16 DEG 22 MIN 55 SEC W 4.36 FT N 03 DEG 50 MIN 10 SEC W 18.07 FT AND S 50 DEG 21 MIN 05 SEC E 34.73 FT TO POB BLOCK 5 FOLIO: 104826.0000

CASE NO: COD-25-0003114
NAME OF VIOLATOR: JASON MCBRIDE LOCATION OF VIOLATION: 4219 E CURTIS ST, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-231(15)b LEGAL DESCRIPTION: EASTERN HEIGHTS LOT 86

FOLIO: 154629.0000 CASE NO: COD-25-0003118
NAME OF VIOLATOR: VICTOR ZAMORA ST LOCATION OF VIOLATION: 1904 W WATERS AVE, TAMPA, FL CODE SECTIONS: 22-8 22-60 LEGAL DESCRIPTION: WEST WILMA E 10 FT OF LOT 125 AND LOT 126

CASE NO: COD-25-0003133 NAME OF VIOLATOR:

LOCATION OF VIOLATION: 708 W FRANCES AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-233(a) LEGAL DESCRIPTION: RIDGEWOOD PARK LOT 6 BLOCK C AND 8 FT VACATED ALLEY ABUTTING ON SOUTH FOLIO: 183388.0000 CASE NO: COD-25-0003149

NAME OF VIOLATOR: ANNA MAE JENKINS/ LIFE LOCATION OF VIOLATION: 4210 W GREEN ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: FOREST HEIGHTS E 28.9 FT OF N 1/2 OF LOT 13 AND W 21.1 FT OF N 1/2 OF LOT 14 FOLIO: 111579.0000

CASE NO: COD-25-0003178

NAME OF VIOLATOR: BRADLEY WILLIAMS SEIDEL AND JILL
LOCATION OF VIOLATION: 108 W KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: WOODCLEFT W 95 FT OF LOTS 11 AND 12 BLOCK 1 FOLIO: 162823.0000

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

CASE NO: COD-25-0002362 NAME OF VIOLATOR: SOLITAS HOUSE INC LOCATION OF VIOLATION: 1029 E HILLSBOROUGH AVE, TAMPA, FL CODE SECTIONS: 27-289-9 27-326 CODE SECTIONS: 27-289-9 27-326
LEGAL DESCRIPTION: LOT BEG 440 FT W OF NE COR OF NW 1/4 OF NW 1/4 RUN
W 220 FT S 165 FT E 108 FT S 5 FT E 57 FT N 20 FT E 55 FT N 150 FT TO POB LESS
N 50 FT FOR RD TOGETHER WITH THE FOLLOWING TRACT BEG 165 FT S OF NW
COR OF NE 1/4 OF NW 1/4 OF NW 1/4 RUN S 165 FT E 180 FT N 160 FT W 72 FT N
5 FT W 108 FT TO POB LESS RD RW
FOLIO: 171256.0000

FOLIO: 171256.0000

CASE NO: COD-25-0002872

NAME OF VIOLATOR: CSN INC
LOCATION OF VIOLATION: 2119 W FARWELL DR, TAMPA, FL
CODE SECTIONS: 27-156
LEGAL DESCRIPTION: WELLSWOOD ESTATES UNIT NO 2 PLAT 28 PAGES 31 32
AND 33 LOT BEG AT SE COR OF LOT 22 AND RUN WLY ALONG FARWELL DR 14 FT
N 2 DEG 37 MIN W 145.87 FT N 89 DEG 43 MIN E 78.08 FT S 2 DEG 37 MIN E 142.70
FT TO FARWELL DR AND WLY ALONG DR 64 FT TO BEG BLOCK 34 FOLIO: 105890.0000

CASE NO: COD-25-0003202

NAME OF VIOLATOR: ISAAC CHASE HILD

LOCATION OF VIOLATION: 8200 N SAINT PETER AVE, TAMPA, FL

CODE SECTIONS: 27-283.11(a) 27-283.11(a)(5) b 27-326

LEGAL DESCRIPTION: S 100 FT OF N 783 FT OF W 177 FT OF E 660 FT OF NE 1/4 FOLIO: 102613.0000

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.

10/10-10/31/25LG 4T

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

CITY CLERK

HILLSBOROUGH COUNTY

The administration of the estate of Eliz-

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 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 LICATION OF THIS NOTICE.

NOTWITHSTANDING THE TIME PER

The date of first publication of this notice

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 October 10, 2025.

Personal Representative: /s/ Yardrik Bryce Jackson YARDRIK BRYCE JACKSON 4102 West Arch Street Tampa, FL 33607

Attorney for Personal Representative: Altonley for Personal Representative: /s/ Marla E. Chavernay, Esq. MARLA E. CHAVERNAY, ESQ. Law Offices of George R. Brezina, Jr., P.A. P.O. Box 16459
Temple Terrace, FL 33687
TEL: (813) 870-0500
FAX: (813) 873-0500 Email: mchavernay@accidentsareus.com Florida Bar No: 143138

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003378 Division B

IN RE: ESTATE OF ALBERT LOUIS SAWYER JR., A/K/A ALBERT L. SAWYER

NOTICE TO CREDITORS

The administration of the estate of Albert Louis Sawyer Jr., a/k/a Albert L. Saw-yer, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 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 PUB-LICATION OF THIS NOTICE

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a spotiary as profition under a 722.231 creditor as specified under s. 732.2211, lorida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative: Joyce Sawyer 807 Berry Bramble Drive Brandon, Florida 33510

Attorney for Personal Representative: Jessica Marie Cooper, Esquire, Attorney Florida Bar Number: 795011 Cooper Estate Law, PLLC 4805 S. Himes Avenue Tampa, Florida 33611 Telephone: (813) 831-3376 E-Mail: jcooper@cooperestatelaw.com

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003404

Division A

IN RE: ESTATE OF JOHN MICHAEL CUNNINGHAM, A/K/A JOHN M. CUNNINGHAM Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Michael Cunningham, a/k/a John M. Cunningham, deceased, whose date of death was July 13, 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 PUB-LICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative: /s/ Jamie Morgan Cunningham Jamie Morgan Cunningham 11548 Tanglewood Lakes Circle Anchorage, AK 99516

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, FL 33596 Telephone: (813) 685-0050 E-Mail: <u>bergwheeler@verizon.net</u> Secondary E-Mail: bbuchanan.bergwheeler@verizon.net

10/10-10/17/25LG 2T

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

CASE NO.: 24-CC-071425

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.,

Plaintiff.

GEORGE MELO, A MARRIED MAN AND THE UNKNOWN SPOUSE OF GEORGE MELO, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to the Order entered in 24-CC-071425, on or about October 7, 2025, Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HIII_SROROUIGH the property situated in HILLSBOROUGH County, Florida described as:

Lot 16. Block 2. South Fork Tract "L' Phase 1, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 31 through 40, inclusive, of the Public Records of Hillsborough County, Florida and commonly known as: 11301 Brighton

and commonly known as: 11301 Brighton Knoll Lp, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http:// www.hillsborough.realforeclose.com, on December 1, 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 pen-dens 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 par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain artifices 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 of the production the ance, or immediately upon receiving this notification if the time before the sched-uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this October 7, 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 45049.219

10/10-10/17/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

> CIVIL DIVISION CASE NO.: 25-CC-036326

CEDARBROOK PROPERTY OWNERS ASSOCIATION, INC., Plaintiff.

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

WILLOW GROVE AS TRUSTEE UNDER TRUST NO. 12935 WILLOW GROVE DR LAND TRUST DATED 15, APRIL 2024 Defendant.

NOTICE OF ACTION

TO: Willow Grove as Trustee under Trust O: Willow Grove as Trustee under Trust No. 12935 Willow Grove Dr. Land Trust dated 15, April 2024 12935 Willow Grove Dr Riverview, FL 33579

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

Lot 174 BELMOND RESERVE PHASE 2, according to the map or plat thereof as recorded in Plat Book 140, Page (S) 251 through 257, Public Records of Hillsborough County, Florida.

Commonly known as 12935 Willow Grove Dr, Riverview, FL 33579, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before November 5, 2025, (or 30 days from the first date of publication. whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to par-ticipate 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 St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance of the productive unaccontribution to the contribution of the co ance, 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 30, 2025

Victor Crist Clerk of Court and Comptroller Hillsborough County, Florida 800 E. Twiggs St., Tampa FL 33602 By: s/ Mustafa Divan Deputy Clerk

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 18-CP-001171 Division A

IN RE: GUARDIANSHIP OF EARTHA ALSTON

FORMAL NOTICE BY PUBLICATION F TERMINATION OF GUARDIANSHIP UPON CHANGE OF DOMICILE OF RESIDENT WARD

YOU ARE NOTIFIED pursuant to § 744.524, Florida Statutes, that DeeWynn Cox, as Guardian of the property of Eartha Alston, the Ward, has filed a Final Accounting and a Petition for Discharge Upon Change of Domicile, and will apply for discharge as guardian on November 10, 2025. Jurisdiction of this guardianship will thereafter be transferred to Acworth, Georgia, In The Probate court of Cobb County, State of Georgia In Re: Estate of Eartha Alston, Adult Ward, 21-P-0298. The foreign guardian and the name attorney for the foreign guardian, if any, are: Sophia Johnson, c/o Eric W. Pyne, Esquire, Nelson Elder Care Law, 2414 Dallas Hwy, Ste 100, Marietta, Georgia 30064.

You are required to serve a copy of your written objections to the Guardian's Petition for Discharge not later than November 10, 2025, on the guardian's attorney, whose name and address are:

Jessica M. Cooper, Esquire Cooper Estate Law, PLLC 4805 S. Himes Avenue, Tampa, FL

33611

and to file the original of the written objections with the clerk of this court 800 East Twiggs Street, Tampa, FL 33602 before service or immediately thereafter. All objections shall state with particularity each item to which the objection is directed and the grounds on which the objection is based. Any objection to the Final Report of Petition or Discharge shall be filed with the Clerk within the later of thirty (30) days from the date of service of the petition or the date of the first publication of this notice. A notice of hearing on any objection shall be served within ninety (90) days after the filing of the objection or the objection will be abandoned. Failure to serve written objections as required may result in an order of discharge of the guardian without further notice.

The first date of publication is October 10, 2025.

Resigning Guardian: DeeWynn Cox 13014 N. Dale Mabry Highway #354 Tampa, Florida 33618

Attorney for Resigning Guardian: Jessica Marie Cooper, Esquire Florida Bar Number: 795011 Cooper Estate Law, PLLC 4805 S. Himes Avenue Tampa, Florida 33611 Telephone: (813) 831-3376 E-Mail: jcooper@cooperestatelaw.com

10/10-10/17/25 2T

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

PROBATE DIVISION Case No. 23-CP-003825

IN RE: ESTATE OF JAMES ROBERT JONES, Jr. Deceased

NOTICE TO CREDITORS

The administration of the estate of JAMES ROBERT JONES, JR. deceased, case number 23-CP-003825 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs St., Room 429, Tampa, FL 33602. The name and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

HILLSBOROUGH COUNTY

persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

Personal Representative: SHERRIE JONES 401 E. Jackson Street, Suite 3300 Tampa, FL 33602

Attorney for Personal Representative: Sean C. Boynton, Esq. FL Bar No: 0728918 401 E. Jackson Street, Suite 3300 Tampa, FL 33602 E-mail: sean@kingdomcomprehensive.com

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003229 Division B

IN RF: FSTATE OF JOHN CHARLES SHERMAN. Deceased

Telephone: 813-944-7187

NOTICE TO CREDITORS

The administration of the estate of John Charles Sherman, deceased, whose date Charles Sherman, deceased, whose date of death was September 3, 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 co-personal representative and the personal representative a sentatives and the co-personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 representatives have 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 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 10, 2025.

Co-Personal Representatives: /s/ Rebecca Sherman Rebecca Sherman 2223 Valterra Vista Way Valrico, Florida 33594 /s/ Jennifer Sherman Jennifer Sherman 1010 Cavour Court Brandon, Florida 33511

Attorney for Co-Personal Representatives: /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

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

10/10-10/17/25LG 2T

CASE NO. 25-CP-2895 DIVISION B Florida Bar #898791

IN RE: ESTATE OF DIANNA NORDEEN MARTIN. Deceased.

NOTICE TO CREDITORS

The administration of the estate of DI-ANNA NORDEEN MARTIN, deceased, Case Number 25-CP-2895, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

HILLSBOROUGH COUNTY

mand is made by a creditor as specified under Section 732.2211, Florida Statutes.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is October 10, 2025.

Personal Representative NEIL DAVID SICKLER 1930 Fruitridge Street Brandon, FL 33510 Attorney for Personal Representative:

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

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File Number: 25-CP-003189 Division: W

IN RE: ESTATE OF NANCY LIN KUEHLEM Deceased.

NOTICE TO CREDITORS

The administration of the estate of NAN-CY LIN KUEHLEM, deceased, whose date of death was July 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 700 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative and the personal representatives are set forth al representative's attorney are set forth

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

The personal representative has no duty 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 creditor as specified under s. 732.2211, lorida 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 PER-IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 10, 2025.

Personal Representative: Erica Kristin Everhart 9903 Chase Hill Court Vienna, Virginia 22182

Attorney for Personal Representative: Megan Flynn McAteer, Esq. Florida Bar No. 643173 Megan Flynn McAteer PL 601 S. Boulevard Tampa, Florida 33606 Phone: (813) 251-4210 Email: mfm@meganmcateerlaw.com 10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-CP-003299 Division: A

IN RE: ESTATE OF BERNARD WAYNE CATON,

NOTICE TO CREDITORS

The administration of the estate of BERNARD WAYNE CATON, deceased, whose date of death was January 20, 2025 and whose social security number is xxx-xx-3245 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.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and

HILLSBOROUGH COUNTY

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

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

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

The date of first publication of this Notice is October 10, 2025.

Personal Representative: Randall Wayne Caton

Attorney for Personal Representative: Daniel M. Coton, Esquire TRINKLE REDMAN, P.A. 121 North Collins Street Plant City, Florida 33563 Telephone: (813) 752-6133 Florida Bar Number: 857335 Attorney for Petitione

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION CASE NO. 25-CP-3357 DIVISION O Florida Bar #308447

IN RE: ESTATE OF MARK WILSON MILLER, Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARK WILSON MILLER, deceased, MARK WILSON MILLER, deceased, case Number 25-CP-3357, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 22004 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies or may apply unless a written deapplies, 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, decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM

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

NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this

Notice is October 10, 2025. Personal Representative: TAWNI VARGAS 6535 Simone Shores Circle Apollo Beach, FL 33572

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

10/10-10/17/25LG 2T

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

JUVENILE DIVISION

CASE NO. 24-DP-527 DIVISION: B IN THE INTEREST OF: DOB: 7/12/2024

O.C.

MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: HEATHER COLES, address unknown DOB: 09/27/1982

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:
O.C. born on 7/12/2024. You are hereby commanded to appear on December 12, 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 CHILD OR CHILDREN NAMED IN THIS

DIVISION B ZOOM:

The hearing will be held utilizing ZOOM and you will need to initiate contact to be available at the time of the hearing please follow the instructions below. When connecting through Zoom APP

https://fljud13-org.zoom.us/j/82949766513 The Zoom Meeting ID is 82949766513.

(Continued on next page)

LA GACETA/Friday, October 17, 2025/Page 25

No additional password is required. When calling using a **telephone**: The phone number is <u>1-786-635-1003</u>. The message will ask for meeting ID number: 82949766513 then #

The message will ask for participant ID: just enter the phone number that you are calling from

Zoom will be recording all participants. If appearing via video, please dress appropriately for 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 Administrative Office of the Courts, Attention: ADA Co-Onlice of the Courts, Alerhold. ADA Corordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8770, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your shoulded court processing and the court proc 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 3rd day of October, 2025.

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

10/10-10/31/25LG 4T

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

CASE NO.: 24-CC-033560

SHELL POINT COMMUNITY ASSOCIATION, INC., Plaintiff,

Deputy Clerk

JESSICA DIANE BRUBAKER, A SINGLE WOMAN, AND DAVID GLENN COLVIN, JR., A SINGLE MAN, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-033560, that resulted from the Final Hearing on or about September 25, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-033560 on about September 25, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida de-scribed as: scribed as:

Lot 228, of SHELL COVE PHASE 1, according to the plat thereof, as recorded in Plat Book 137, Page 58, of the Public Records of Hillsborough County, Florida,

and commonly known as: 715 Calico Scallop St, 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 14, 2025 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the prop-erty owner as of the date of the Lis pen-dens must file a claim within 60 days after

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 October 2, 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 202 S. Rome Ave., #125, Tampa, FL 33606 45379.150

10/10-10/17/25LG 2T

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

CASE NO -CP-003303 DIVISION: A

IN RE: THE ESTATE OF: RAY E. GRIFFIN,

Deceased. NOTICE TO CREDITORS

The administration of the estate of RAY E. GRIFFIN, deceased, whose date of death was September 2, 2025, and whose Social Security Number is xxx-xx-4987, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTWITHSTANDING THE TIME PER-

HILLSBOROUGH COUNTY

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

The date of first publication of this Notice is October 10, 2025.

Personal Representative: CARLIE D. FINAN 106 Locust Drive Brandon, FL 33511

Attorney for Personal Representative: RACHEL L. GRIFFIN, ESQUIRE Griffin & Associates, P.A. 1430 Oakfield Drive Brandon, FL 33511 (813) 681-2612 la. Bar No. 1002421 Primary email: service@egriffinlaw.com

Secondary email: rlg@egriffinlaw.com 10/10-10/17/25LG 2T

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

Case No: 25-CC-009122 Division: N

ALINA GOMEZ,

Plaintiff,

KATHERINE DOUVILLE, Defendant.

NOTICE OF ACTION

TO: KATHERINE DOUVILLE 8720 Cove Ct Tampa, FL 33615

YOU ARE NOTIFIED that a Small Claims action has been filed against you or utilities and use of boat dock in the against you in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida. The action involves a claim for utilities and use of boat dock in the amount of \$7,925.00, plus any fees and costs as the Court deems proper.

You are required to serve a copy of your written defenses, if any, to it on or before 11/03/2025 and file the original with the Clerk of the Court, 800 E. Twiggs Street, Tampa, FL 33602, either 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 Statement of Claim.

Dated this 26th day of September,

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

By: /s/ Alexandra Carrasquillo Deputy Clerk 10/3-10/24/25I G 4T

UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION "IN ADMIRALTY"

CASE NUMBER: 8:25-cv-00858-MSS-SPF IN THE MATTER OF THE COMPLAINT

OF: STEPHEN DRENTH as owners of M/V MY GIRLS ADVENTURE, LLC. a

M/V MY GIRLS ADVENTURE, LLC, a 2001 25' Bluewater Boats Runabout, bearing Hull Identification No.: DZV25096E101, its Engines, Tackle, Appurtenances, Equipment, Etc., In a cause for Exoneration from or Limitation of Liability, Petitioners

NOTICE TO ALL POTENTIAL CLAIMANTS OF COMPLAINT FOR EXONERATION FROM OR LIMITATION OF LIABILITY

As the owner of the M/V MY GIRLS ADVENTURE, LLC, a 2001 25' Bluewater Boats Runabout, bearing Hull Identification No.: DZV25096E101, (the "Vessel")—and pursuant to 46 U.S.C § 30501, et seq., and Supplemental Rule F of the Federal Rules of Civil Procedure—Stephen Drenth filed a Complaint on April 7, 2025, in the United States District Court for the Middle District of Florida seeking for the Middle District of Florida seeking exoneration from, or limitation of, any li-ability concerning any and all personal injury, property damage, destruction, or other losses arising out of or related to an incident on or about February 2, 2025, in the navigable waters of the United States near St. Pete Beach, St. Peters-burg, Florida, approximately six (6) miles from Pass-a-grille pass, as more fully described in the Complaint. The Court has accepted a letter of undertaking as interim security for all claims against Petitioner and the Vessel. Pursuant to 46 U.S.C. § 30511(c), "all claims and proceedings against the owner related to the matter in

question shall cease." By October 17, 2025, all persons or entities claiming damage for any and all loss, destruction, injuries, and/or death allegedly as a result of the occurrences and happenings recited in the complaint must file their respective claims with the clerk of this court and serve copies thereof on Petitioner's counsel. By the same date, all persons or entities presenting claims and desiring to contest the allegations of the complaint must file an answer to the complaint in this court and must serve copies thereof on Petitioner's counsel or be defaulted. Service on Petitioner's counsel may be made by delivery or mail to Richard J. McAlpin, or Lourdes M. Cardelle of McALPIN FLOREZ MARCOTTE, P.A., 80 SW 8th Street, Suite 2805, Miami, Florida 33130, telephone number (305)

Dated:September 9, 2025 Lourdes Del Rio United States District Court Middle District Court of Florida By Deputy Clerk 10/3-10/24/25I G 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.: 0604460000 Certificate No.: 2023 / 5984 File No.: 2025-789 Year of Issuance: 2023

HILLSBOROUGH COUNTY

Description of Property: S 198 FT OF NW 1/4 OF NE 1/4 OF SW 1/4 LESS W 567.18 FT AND LESS S 25 FT FOR RD SEC - TWP - RGE: 10 - 28 - 20

Subject To All Outstanding Taxes Name(s) in which assessed: **GARRETT OTHA JOHNNY**

OTHA JOHNNY GARRETT

ESSIE G ALLISON GRAVETT All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/13/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability If you are a person with a clasability 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 9/26/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Gabreele Stewart, Deputy Clerk

10/3-10/24/25LG 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.: 1382510000 Certificate No.: 2023 / 12133 File No.: 2025-791 Year of Issuance: 2023

Description of Property: WESTPORT LOT 3 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 47 PLAT BK / PG: 14 / 20 SEC - TWP - RGE: 17 - 30 - 18

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

SEAN COLLIER **AYSEGUL COLLIER** SEAN AND AYSEGUL COLLIER

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/13/2025) 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 9/26/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Gabreele Stewart, Deputy Clerk

10/3-10/24/25LG 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.: 1877330000 Certificate No.: 2023 / 15621 File No.: 2025-794 Year of Issuance: 2023

Description of Property: BANZA BANZA LOŤ 7 BLOCK 14 PLAT BK / PG: 2 / 68 SEC - TWP - RGE: 07 - 29 - 19 **Subject To All Outstanding Taxes**

Name(s) in which assessed: **BAG CHASERS INC**

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

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold 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 9/26/2025

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

By Gabreele Stewart, Deputy Clerk 10/3-10/24/25I G 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.: 0648580000 Certificate No.: **2023 / 6459**File No.: **2025-795**Year of Issuance: **2023** Description of Property:

BROWER SUBDIVISION LOTS 7 PLAT BK / PG: 31 / 69 SEC - TWP - RGE: 04 - 29 - 20

HILLSBOROUGH COUNTY

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

ISRAEL AGUILAR MARTINEZ VIRGINIA MENDOZA RAMIREZ

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 (11/13/2025) on line via the internet at www.hillsborough. realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 ex-tension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/26/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Gabreele Stewart, Deputy Clerk

10/3-10/24/25LG 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.: 0939770120 Certificate No.: 2023 / 10151 File No.: 2025-796 Year of Issuance: 2023

Description of Property:
E 100 FT OF W 300 FT OF S 550
FT OF SW 1/4 OF SE 1/4 LESS
OLD WELCOME RD R/W TRACT 3
UNRECORDED PLAT PINECREST **RANCHES** SEC - TWP - RGE: 30 - 30 - 22

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

JEREMY MICHAEL KING 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 (11/13/2025) 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 9/26/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Gabreele Stewart, Deputy Clerk 10/3-10/24/25LG 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.: 1962080000 Certificate No.: 2023 / 16011 File No.: 2025-799 Year of Issuance: 2023

Description of Property: DAVIS ISLANDS PB10 PG52 TO 57 AND PB17 PG5 TO 9 NLY 1/2 OF LOT 4 AND LOTS 5 AND 6 BLOCK 106 PLAT BK / PG: 10 / 52

SEC - TWP - RGE: 25 - 29 - 18 **Subject To All Outstanding Taxes** Name(s) in which assessed: **DAVIS ISLAND 232 CHANNEL** INVESTMENT 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 (11/13/2025) 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 9/26/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Gabreele Stewart, Deputy Clerk 10/3-10/24/25LG 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.: 0926460006 Certificate No.: 2023 / 9907 File No.: 2025-800 Year of Issuance: 2023 Description of Property:

A PORTION OF LAND IN NW 1/4
OF SEC 21-29-21 DESC AS AS A
PT OF REFERENCE COMMENCE PT OF REFERENCE COMMENCE AT AN EXISTING 4 X 4 CONCRETE MONUMENT MARKED AS PLS 2347 MARKING THE SOUTHEAST COR OF NW 1/4 OF THE SOUTHEAST 1/4 OF SEC 21 THN N 00 DEG 17 MIN 47 SEC W ALG EAST BDRY OF NW 1/4

HILLSBOROUGH COUNTY

OF SE 1/4 OF SEC 21 A DISTANCE
OF 350 FT THN DEPARTING SD
EAST BDRY OF NW 1/4 OF SE 1/4 OF
SD SEC 21 S 80 DEG 21 MIN 30 SEC
W A DISTANCE OF 342.52 FT TO
POB THN S 00 DEG 17 MIN 47 SEC E
250 FT TO EXISTING 5/8 IRON ROD
MARKING PLS 2347 ON SOUTHERLY
BANK OF DRAINAGE CANAL THN S
67 DEG 06 MIN 46 SEC W AL G SD BANK OF DRAINAGE CANAL THIN S 67 DEG 06 MIN 46 SEC W ALG SD CANAL BANK A DISTANCE OF 87.80 FT THN N 00 DEG 17 MIN 47 SEC W A DISTANCE OF 270.02 FT THN N 80 DEG 21 MIN 30 SEC W A DISTANCE OF 81.48 FT TO POB SEC - TWP - RGE: 21 - 29 - 22

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

of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/13/2025) on line via the internet at www.hillsborough.

All of said property being in the County

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

Dated 9/26/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida

By Gabreele Stewart, Deputy Clerk 10/3-10/24/25LG 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.: **0817720100** Certificate No.: **2023 / 8637** File No.: **2025-801** Year of Issuance: 2023 Description of Property:

OF W 300 FT OF E 825 FT AND LESS N 315.4 FT OF W 300 FT OF E 825 FT AND LESS N 315.4 FT OF W 300 FT OF E 825 FT AND LESS OF W 300 F1 OF 8 282 F1 AND LESS RW FOR RD'S AND LESS ADD'L RW'S LYING WITHIN FOLLOWING BEG 1679.42 FT S AND S 86 DEG 11 MIN 25 E 70.18 FT FR NW COR SW 1/4 FOR POB THN N 287.22 FT N 85 DEG 42 MIN 40 SEC E 353.84 FT S 74 DEG 56 MIN 46 SEC W 24.02 FT S 85 DEG 37 MIN 33 SEC W 100.29 FT S 80 DEG 27 MIN 56 SEC W 192.20 FT 80 DEG 27 Min 56 SEC W 192.20 F1 \$ 221.42 FT S 86 DEG 20 Min 58 SEC E 151.56 FT S 86 DEG 11 MIN 25 SEC E 300.83 FT N 88 DEG 05 MIN 57 SEC E 100.50 FT S 86 DEG 11 MIN 25 SEC E 155.80 FT S 42.11 FT AND NWLY 747.74 FT MOL TO POB

SEC - TWP - RGE: 22 - 28 - 21

Subject To All Outstanding Taxes

Name(s) in which assessed: ENTERPRISE EXCHANGE LLC All of said property being in the County

of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/13/2025) 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 9/26/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida

By Gabreele Stewart, Deputy Clerk 10/3-10/24/25I G 4T

NOTICE OF SUSPENSION HILLSBOROUGH COUNTY

To KRISHONDA J. HAYWOOD HARRIS Case No.: CD202506553/D 3403577

A Notice of Suspension to suspend you 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 matter will be waived and the Department rill dispose of this cause in accordance

10/3-10/24/25LG 4T

NOTICE OF SUSPENSION

HILLSBOROUGH COUNTY To: RAMONE R. GOLDEN, JR. Case No.: CD202506494/D 3510382

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

10/3-10/24/25LG 4T

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

CASE NO. 22-DP-753

DIVISION: S

IN THE INTEREST OF: DOB: 5/3/2016 I.V. 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 termi-nate 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 Court-house, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE 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: 1-800-955-8770, 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

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

Plaintiff.

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.

Clerk of the Hillsborough County Court 800 E Twiggs St, Tampa, FL 33602 Bv: /s/ Isha Tirado-Baker Deputy Clerk

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

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION File No. 2025CP002320AX

IN RE: ESTATE OF JACQUELINE M. HASKETT Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: PAM STEVENSON BRIDGET STEVENSON, CHRISTOPHER JOHNSON AND ANY AND ALL HEIRS OF THE ESTATE OF JACQUELINE M. HASKETT

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:

LEGAL ADVERTISEMENT MANATEE COUNTY

Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 10/31/2025, and to file the original of the written defenses with the clerk of this court either before service or imme-diately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further 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 the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Signed on 10/3/2025. First Publication on 10/17/2025. Angelina Colonneso Manatee County Clerk of The Circuit Court Bv: s/ C.L As Deputy Clerk

10/17-11/7/25LG 4T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2291

Division Probate

IN RE: ESTATE OF ANDREW CHARLES D'ARCANGELO AKA ANDREW C. D'ARCANGELO AKA ANDREW C. DARCANGELO Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANDREW CHARLES D'ARCANGELO aka ANDREW C. D'ARCANGELO aka ANDREW C. DARCANGELO, deceased, whose date of death was September 24, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representatives and the personal representa-tives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 17, 2025.

Personal Representatives: JASON M. DEPAOLA 1206 Manatee Ave W Bradenton, Florida 34205 MICHAEL J. PROHIDNEY 431 12th Street West, Suite 204 Bradenton, Florida 34205

Attorney for Personal Representatives: MICAELA A. CLEALL Florida Bar Number: 1031195 DYE HARRISON KNOWLES KIRKLAND PRATT & DEPAOLA, PLLC 1206 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: mac@dyeharrison.com Secondary E-Mail: beckyc@dyeharrison.com

10/17-10/24/25LG 2T

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

PROBATE DIVISION File No. 2025-CP-001996

IN RE- ESTATE OF TONIA G. HEMMINGER,

NOTICE TO CREDITORS

The administration of the Estate of Tonia G. Hemminger, deceased, whose date of death was October 12, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative after and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

MANATEE COUNTY

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's <u>surviv</u> ng 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 October 17, 2025

Personal Representative: /s/ Michael Hemminger Michael Graham Hemminger 2614 37th Street East Palmetto, FL 34205

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 East Bloomingdale Avenue Brandon, FL 33511 brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA. CASE No. 2019CA004839AX BANK OF AMERICA, N.A., PLAINTIFF,

THE UNKNOWN HFIRS HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF CAROLYN Y. THOMAS (DECEASED), DEFENDANT(S)

NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 5, 2024 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on November 18, 2025, at 11:00 AM, at WWW.MANATEE. REALFORECLOSE.COM for the following

described property:
Lot 5 less the East 115 feet thereof and also less the South 25 feet thereof, subdivision of NE 1/4 of NE 1/4 of NW 1/4 Section 1, Township 35 South, Range 17 East, as per plat to said subdivision recorded in Plat Book 1, Page 64, of the Public Records of Manatee County, Florida 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 Bv: /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 Manatee County, Manatee County Jury Office at 941-741-4062, PO Box 25400, Bradenton, FL 34206 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

11080-1021813

Plaintiff,

THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, IN AND FLORIDA JP MORGAN CHASE BANK, NATIONAL

vs.
HORACIO RAMIREZ, JR; et al.,
Defendants. Case No: 2024CA001029
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursus the Final Judgment of Foreclosure dated May 28, 2025, and entered in Case No. 2024CA001029 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein JP Morgan Chase Bank, National Association, is the Plaintiff and Horacio Ramirez, Jr., Brenda Gonzalez, United States of America, Acting Through The Rural Housing Service, Achieva Credit Union, Portfolio Recovery Associates, LLC, Unknown Tenant #1 are Defendants. Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on January 21, 2026, the following described property set forth in said Final Judgment, to wit:
THE WEST HALF OF THE FOLLOWING

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST; THENCE N 89°36′21″ W, ALONG THE SOUTH LINE OF SAID NE 1/4, 1333.64 FEET FOR A P.O.B.; THENCE CONTINUE N 89°36′21″ W, ALONG SAID SOUTH LINE, 596.06 FEET; THENCE N 00°41′03″ E, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 730.80 FEET; THENCE S 89°36′21″ E, PARALLEL TO THE SOUTH LINE OF SAID NE 1/4, 596.06 FEET; THENCE SOUTH 00°41′03″ W, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 730.80 FEET TO

MANATEE COUNTY

THE P.O.B., BEING AND LYING IN THE

THE P.O.B., BEING AND LYING IN THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.
TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENT:
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST; THENCE N 00°41°03" E, ALONG THE EAST LINE OF SAID SECTION 21, 1379.24 FEET TO THE INTERSECTION WITH THE SOUTHERLY MAINTAINED R/W OF "TAYLOR GRADE" ROAD (BUNKER HILL ROAD); THENCE N 62°30°40" W, ALONG SAID SOUTHERLY MAINTAINED R/W 507.15 FEET; THENCE N 67°46'08" W, ALONG SAID SOUTHERLY MAINTAINED R/W, 330.01 FEET; THENCE N 64°50'07" W, ALONG SAID SOUTHERLY MAINTAINED R/W, 330.01 FEET; THENCE N 64°50'07" W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W, 35.29 FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W FEET; THENCE N 89°58'13 W, ALONG SAID SOUTHERLY MAINTAINED R/W 198.78 FEET FOR A P.O.B., THENCE S 00°37'06" W, PARALLEL TO THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21, AND NE 1/4 OF SAID SECTION 21, AND 50.0 FEET EASTERLY THEREFROM, 627.73 FEET; THENCE S 05°54'36" W, 596.95 FEET; THENCE N 89°36'21" W, PARALLEL TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 21, 817.45 FEET; THENCE N 00°41'03" E, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 817.45 FEET; THENCE N 00°41'03" E, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 60.0 FEET; THENCE E, PARALLEL TO THE EAST LINE OF SAID SECTION 21, 50.0 FEET; THENCE S 89°36'21" E, PARALLEL TO THE SOUTH LINE OF SAID NE 1/4, 771.79 FEET; THENCE N 05°54'36" E, 549.23 FEET TO THE SW CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N 00°37'06" E; ALONG THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4, 624.90 OF SAID NE 1/4 OF THE NE 1/4, 624.90 FEET TO THE INTERSECTION WITH THE SOUTHERLY MAINTAINED R/W OF SAID "TAYLOR GRADE" ROAD; THENCE S 89°58'13" E, ALONG SAID SOUTHERLY MAINTAINED R/W, 50.0 FEET TO THE P.O.B.; BEING AND LYING IN THE NE 1/4 OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 21 EAST. MANATEE COUNTY, FLORIDA. EAST, MANATEE COUNTY, FLORIDA

Commonly known as: 9020 326th Ave. E, Duette, FL 34219 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 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 October 6, 2025

/s/ Rashida Willhoit Rashida 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 Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711. 11080-1021428

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

CASE NO.: 412023CA003543CAAXMA FREEDOM MORTGAGE CORPORATION

DANIEL C. HIGGINS, ET AL., DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel

and Reschedule the October 8th, 2025 Foreclosure Sale dated the 29th day of September, 2025, and entered in Case No. 412023CA003543CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit and for Maps the Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DANIEL C. HIGGINS; MICHAEL E. HIGGINS A/K/A MICHAEL EDWARD HIGGINS; PALMA SOLA TRACE MASTER ASSOCIATION, INC and PALMA SOLA TRACE VILLAS **EDWARD** HOMEOWNER'S ASSOCIATION, INC. are defendants. Angelina Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 13th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 106, PALMA SOLA TRACE VILLAS,

LOT 106, PALMA SOLA TRACE VILLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 146, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please

call 711. Dated this 1st day of October, 2025.

MANATEE COUNTY

/s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1021235

> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002320AX

IN RE: ESTATE OF JACQUELINE M. HASKETT Deceased

NOTICE OF ACTION (formal notice by publication)

TO: PAM STEVENSON, BRIDGET STEVENSON CHRISTOPHER JOHNSON AND ANY AND ALL HEIRS OF THE ESTATE OF JACQUELINE M. HASKETT

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. Administration has been lined 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 10/31/2025, and to file the original of the written defense with the deptine of the written defenses with the clerk of this court either before service or imme-diately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded. without further 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 the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Signed on 10/3/2025. First Publication on 10/17/2024. Angelina Colonneso Manatee County Clerk of The Circuit Court By: s/ C.L. As Deputy Clerk 10/17-11/7/25LG 4T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE #: 2025-PM001778-AX

IN RE: ESTATE OF ROBERT E. LAMALIE, Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROB-ERT E. LAMALIE, deceased, whose date of death was July 11, 2025; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2025-PM001778-AX; 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 unmaagainst 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 All other decidins 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. LICATION OF THIS NOTICE

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 17, 2025 Personal Representative:

DAWN M. BUTLER 2829 Red Alder Boulevard Ocoee, FL 34761

Attorney for Personal Representative: Attorney for Personal Representative.
Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpelf.com
Attorney for Dawn M. 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

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000723AX

IN RE: ESTATE OF SANDRA SULLIVAN AKA SANDRA J. SULLIVAN Deceased.

NOTICE TO CREDITORS

The administration of the estate of SAN-DRA SULLIVAN (AKA SANDRA J. SULLI-DRA SULLIVAN (AKA SANDRA J. SULLI-VAN), deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for MANATEE County, Florida, Pro-bate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal represen-

MANATEE COUNTY

tative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 October 17, 2025.

Personal Representative: DEBRA M. AYALA 6219 Springmont Loop Palmetto, FL 34221

/s/ BISHOP L. TOUPS Florida Bar Number: 120525 249 Nokomis Avenue S. Venice, FL 34285 Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com

Attorney for Personal Representative:

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 2183 Division Probate

IN RE: ESTATE OF LAURENCE D. CONNER. Deceased

NOTICE TO CREDITORS

The administration of the estate of LAU-RENCE D. CONNER, deceased, whose date of death was November 10, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the ad-dress of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative: LAURENCE B. CONNER 4305 Trout River Crossing Ellenton, FL 34222

Attorney for Personal Representative: Jami C. Worley, Esq. Florida Bar Number: 1003559 WORLEY ELDER LAW, PLLC 4916 26th St. W., Suite 152 Bradenton, FL 34207 Telephone: (941) 448-1302 E-Mail: jami@worleyelderlaw.com

10/10-10/17/25LG 2T

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,

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:

LEGAL ADVERTISEMENT MANATEE COUNTY

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 law-suit will be mailed or emailed to the ad-dresses 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,

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 vou. 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 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 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 ad-

dresses 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,

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, TE-JADA, 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 Detitions as immediately these for Management Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in

MANATEE COUNTY

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 Cirrount is deep the clerk of the Christian curt 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(s) on proceed at the lark's the address(es) on record at the clerk's

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

Kimberly Miller Court Administrator Stephanie Graham Family Division Case Manager

Dated 09/09/2025

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

OSCEOLA COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

RABBIT AND CLOCK

Owner: Luis D. Carbonell 2774 Apt A Club Cortile Circle Kissimmee, FL 34746

10/17/25LG 1T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2024 CC 004031 CF

The Townhomes of Flora Ridge Owners Association, Inc., Plaintiff.

VS.

The Estate of Ciro Almeida; et al. Defendant(s)

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order Granting Final Judgment of Fore-closure, dated October 10, 2025, and entered in Case Number: 2024 CC 004031 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein The Townhomes of Flora Ridge Owners Association, Inc. is the Plaintiff, and The Estate of Ciro Almeida and All Unknown Tenants/ Owners are the Defendants, the clerk will 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 o'clock A.M. on December 2, 2025, the following described property as set forth in said Order Granting Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 2 BLOCK 13, TOWNHOMES OF FLORA RIDGE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 56, 57, 58 & 59, INCLUSIVE, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 3059 Ashland Lane N. Kissimmee, FL 34741

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

after the sale.

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

Dated the 14th day of October, 2025

Dated the 14th day of October, 2025 DHN ATTORNEYS, P.A. Value of the Alfabya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnattorneys.com 10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000720 Division Probate IN RE: ESTATE OF

DELILAH NIEMAN Deceased

NOTICE TO CREDITORS The administration of the estate of DELI-

The administration in the state of DELI-LAH NIEMAN, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissim-mee, Florida 34741. The names and ad-dresses of the personal representative dresses 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

OSCEOLA COUNTY

file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: Clarrissia Lindsay 4151 Hunters Park Lane, Suite 100 Orlando, Florida 32837

Attorney for Personal Representative: Anamaria Taitt, Esq.
Anamaria Taitt, Esq.
4151 Hunters Park Lane, Suite 100
Orlando, Florida 32837
(407) 900-6882

Èmail: nexuslegalsolutions@gmail.com 10/17-10/24/25 2T

NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLE LISTED BELOW AT THE FOLOWING LOCATION TO SATISFY LIEN PURSUANT TO CHAPTER 713.78 OF THE FLORISH STRUCTURE. THE FLORIDA STATUTES

NOV. 7, 2025 TOWLANDO TOWING & RECOVERY INC. 2720 13 ST, SAINT CLOUD, FL 34769 P#: 407-558-1455 2007 FORD 4D 1FMCU49H77KC07626 TERMS OF THE SALE ARE CASH, NO

CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS, NO GUARANTEES. VEHICLE ARE SUBJECT TO RELEASE PRIOR TO SALE.

10/17/25LG 1T

JOSE

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

CASE NO.: 2023 CA 004243 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF,

VS. ISABEL MARTINEZ, JOS MALDONADO-TORRES ET AL., DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale dated the 6th day of October 2025, and entered in Case No. 2023 CA 004243 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, ISABEL MARTINEZ, JOSE A. MALDONADO-TORRES, ASSOCIATION OF POINCIANA ASSOCIATION JOSE A. MALDONADO-TORRES, ASSOCIATION OF POINCIANA VILLAGES, INC., POINCIANA VILLAGE ONE ASSOCIATION, INC. AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Relyin Soto as the Clerk of the Circuit 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 9th day of December, 11:00 A.M. on the 9th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 1448, POINCIANA NEIGHBORHOOD 1 NORTH, VILLAGE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 1 THROUGH 8, OF THE 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 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 347411, 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 10th day of October, 2025. By: __/s/ Liana R. Hall ____ Liana R. Hall Bar No. 73813 Submitted by:

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1021726

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

OSCEOLA COUNTY

Plaintiff Case No: 2024 CA 002300 MF JOSE ANIBAL AGUAYO, JR., ET AL.,

NOTICE OF ACTION

TO: JAZMIN AGUAYO 2811 Parkfield Rd. Saint Cloud, FL 34772 Saint Cloud, FL 34772
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:

uescribed as follows, to wit:

LOT 104 OF HICKORY GROVE
PHASE II, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT
BOOK 28, PAGES 50, 51, AND 52, OF
THE PUBLIC RECORDS OF OSCEOLA
COUNTY, FLORIDA
has been filed against you and

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

relief demanded in the Complaint.
WITNESS my hand and seal of the said
Court on the 5th day of August, 2025.
CLERK OF THE CIRCUIT COURT /s/ Suzan Vis By: __/s/__ Deputy Clerk 11080-1021232

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

CIVIL DIVISION
CASE NO.: 2025 CA 001802 MF
FREEDOM MORTGAGE CORPORATION

UNKNOWN GUARDIAN OF AUBREY ROSE BIERBRODT, A MINOR, JUDY MARISSA NELL BIERBRODT, MOLLY JANE BIERBRODT, UNKNOWN
GUARDIAN OF KRISTOPHER
SPENCE, A MINOREVAN SPENCE,
UNKNOWN GUARDIAN OF LOLA MAE
SEPULVERES, A MINOR AND MARY
MIKAYLAH SLATER, ET AL.,
DEFENDANT(S). IN THE CIRCUIT

MIKAYLAH SLATER, ET AL.,
DEFENDANT(S). IN THE CIRCUIT
COURT OF THE NINTH JUDICIAL
CIRCUIT JUDICIAL CIRCUIT, IN AND
FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001802 MF
NOTICE OF ACTION
TO: Judy Marissa Nell Bierbrodt
Last Known Address: 3305 Cat Brier Trail,
Harmony. FL 34773 Harmony, FL 34773 Current Residence: UNKNOWN TO: Judy Marissa Nell Bierbrodt

Last Known Address: 5374 Ragusa Loop, Saint Cloud, FL 34771 Current Residence: UNKNOWN TO: Judy Marissa Nell Bierbrodt Last Known Address: 4892 Beach Blvd, Orlando, FL 32803 Current Residence: UNKNOWN TO: Judy Marissa Nell Bierbrodt Last Known Address: 4245 Enders St, Apt

#203, Orlando, FL 32814 Current Residence: UNKNOWN TO: Judy Marissa Nell Bierbrodt Last Known Address: 4245 Enders St, Apt #3 Apt #3, Orlando, FL 32814 Current Residence: UNKNOWN

TO: Unknown spouse of Molly Jane Last Known Address: 3305 Cat Brier Trail, Harmony, FL 34773 Current Residence: UNKNOWN Unknown spouse of Molly Jane

Bierbrodt Last Known Address: 5374 Ragusa Loop, Saint Cloud, FL 34771 Current Residence: UNKNOWN TO: Unknown spouse of Judy Marissa Nell

Bierbrodt Last Known Address: 3305 Cat Brier Trail, Harmony, FL 34773 Current Residence: UNKNOWN

TO: Unknown spouse of Judy Marissa Nell Bierbrodt Last Known Address: 5374 Ragusa Loop, Saint Cloud, FL 34771 Current Residence: UNKNOWN TO: Unknown spouse of Judy Marissa Nell

Bierbrodt Last Known Address: 4892 Beach Blvd, Orlando, FL 32803 Orlando, FL 32803 Current Residence: UNKNOWN TO: Unknown spouse of Judy Marissa Nell

Bierbrodt Last Known Address: 4245 Enders St, Apt #203, Orlando, FL 32814 Current Residence: UNKNOWN

Last Known Address: 4245 Enders St, Apt

TO: Unknown spouse of Judy Marissa Nell

Last Known Address: 4245 Enders St, Apt #3 Apt #3, Orlando, FL 32814
Current Residence: UNKNOWN
TO: Unknown guardian of Lola Mae Sepulveres, a minor
Last Known Address: 3305 Cat Brier Trail, Harmony, FL 34773
Current Residence: UNKNOWN
TO: Molly Jane Bierbrodt
Last Known Address: 3305 Cat Brier Trail, Harmony, FL 34773

Harmony, FL 34773
Current Residence: UNKNOWN
TO: Molly Jane Bierbrodt

Last Known Address: 5374 Ragusa Loop, Saint Cloud, FL 34771 Current Residence: UNKNOWN

TO: Unknown guardian of Aubrey Rose Bierbrodt, a minor Last Known Address: 5374 Ragusa Loop,

Saint Cloud, FL 34771 Current Residence: UNKNOWN TO: Unknown Tenant in possession of the subject property Last Known Address: 5374 Ragusa Loop, Saint Cloud, FL 34771

Courrent Residence: UNKNOWN
YOU ARE NOTIFIED that an action for
Foreclosure of Mortgage on the following

described property:
LOT 60, OF SUNSET GROVE PHASE 1,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 25, PAGES
46, OF THE PUBLIC RECORDS OF
OSCEOLA COUNTY, FLORIDA

OSCEOLA COUNTY

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 the 9th of November 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 the (2) working days of your receipt of 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 6th day of October, 2025.
KELVIN SOTO

As Clerk of Court
By: Kelvin Soto, Esq.
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1021452

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2024 CC 005940 CL

The Manors at Lake Berkley Resort Homeowners Association, Inc. Plaintiff,

Julian Davison; et al.

Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated September 25, 2025, and entered in Case Number: 2024 CC 005940 CL, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein The Manors at Lake Berkley Resort Homeowners Association, Inc. is the Plaintiff, and Julian Davison is the Defendant, the clerk will sell to the highest and best bidder for cash at the Osceola County Historic Courthouse, 3
Courthouse Square, Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on December 16, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT(S) 91, LAKE BERKLEY RE-SORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 1 AND 2, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 1061 Lake Berkley Dr., Kissimmee, FL 34746

ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PFNDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE

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

Dated the 9th day of October, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnattorneys.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000611

IN RE: ESTATE OF EUGENE JOSEPH CAPELLINI, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Eugene Joseph Capellini, deceased, whose date of death was June 1, 2025, is pend-ing in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee. Florida 34741. The names and addresses of the Personal Representative and the Personal Representative's attornev are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUB-

LEGAL ADVERTISEMENT OSCEOLA COUNTY

LICATION OF THIS NOTICE

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: Michael Francis Capellini 4320 Creek Bank Drive Kissimmee, Florida 34744

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com

10/17-10/24/25LG 2T

NOTICE OF AGENCY ACTION BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby provided that the South Florida Water Management District, on October 1st, 2025, issued an Environmental Resource permit (permit) with conditions, **Permit Number 49-108783-P**, Application Number 250410-52057 to WS-GIR, LLC, 3850 Canoe Creek Road, Saint Cloud, FL 34772. This Environmental Resource Permit authorizes Construction and Operation of a storm-water management (SWM) system serving 111.17 acres of transportation development known as Waterlin Bou-levard Phase 1 (f.k.a Green Island PTC Phase 1). The site is located in Saint Cloud, off of Canoe Creek Road and Mildred Bass Road, Sections 11 & 12, Township 27 South and Range 30 East,

A copy of the permit can be obtained A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 cun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (<u>www.sfwmd.gov</u>) using the Application/ Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE **HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SEWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filling a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has con-sulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other docu-ment is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in

OSCEOLA COUNTY

West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF AN ADMINISTRATIVE **HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
- 2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
- 3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
- 4. A statement of when and how the petitioner received notice of the SFWMD's
- 5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
- 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
- 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes
- 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401—.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68. Fla. Stat. Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

10/17/25 1T

NOTICE OF AGENCY ACTION BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby provided that the South Florida Water Management District, on September 26th, 2025, issued an Envi-ronmental Resource permit (permit) with conditions, Permit Number 49-108970-P, Application Number 250417-52291 to WS-GIR, LLC, 3850 Canoe Creek Road, Saint Cloud, FL 34772. This Environmental Resource Permit authorizes
Construction and Operation of a stormwater management (SWM) system serving 120.05 acres of residential development known as Waterlin Founders Corner Phase 1, 2, and 3 (f.k.a, Canoe Creek Neighborhood Phase 1, 2, and 3). The site is located in Saint Cloud, off of Canoe Creek in between Lake Gentry and East Lake, Section 11 & 12, Town-ship 27 South and Range 30 East.

A copy of the permit can be obtained A copy of the permit call be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at servite of the second permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/ Permit Search on the ePermitting page.

The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition.

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judical statements. cial review when the substantial interests of a party are determined by an agency Please note that this Notice of Rights is not intended to provide legal advice. Not

OSCEOLA COUNTY

all of the legal proceedings detailed below may be an applicable or appropriate rem-edy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency Any person to wnom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida, The District's vest Palm beach, Folida. The Districts normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SF-WMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly

INITIATION OF AN ADMINISTRATIVE **HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

- 1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, 2. The name, address, any email ad-
- dress, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any. 3. An explanation of how the petitioner's
- substantial interests will be affected by the agency determination. 4. A statement of when and how the pe titioner received notice of the SFWMD's
- 5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
- 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
- 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.

OSCEOLA COUNTY

- 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to
- the specific rules or statutes. 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat.,

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68. Fla. Stat. and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

10/17/25 1T

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

CASE NO.: 16-02511

HSBC BANK USA, NATIONAL ASSOCI-ATION AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES, INC. MORTGAGE LOAN TRUST, SERIES 2006-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, Plaintiff.

DEEBA HASSAN, 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 11, 2025, and entered in Case No. 16-02511 of the Cir-cuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities, Inc. Mortgage Loan Trust, Series 2006-AR4, Mortgage Pass-Through Certificates, is the Plaintiff and Deeba Hassan, Saeed Hassan, Unknown Party #2 NKA Shahzaib Khan, Unknown Party #1 NKA Amish Khan, Mortgage Electronic Registration Systems, Inc., as nominee for Country-wide Home Loans, Inc., its successors and assigns, 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 November 12, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 61, SEASONS, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 15, PAG-ES 105 AND 106 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A/K/A 1240 SEASONS BLVD, KIS-SIMMEE, FL 34746

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 pendent by surplus as unplaimed. reports the surplus as unclaimed.

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

Dated this 6th day of October, 2025.

Dated this 6th day of October, 2025. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Nathan Gryglcwicz Florida Bar #762121 Nathan Gryglewicz, Esq.

IN/16-013101

PASCO COUNTY

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001547 Division Probate

IN RE: ESTATE OF MARGARET N. SPROUSE (also known as MARGARET NADINE SPROUSE) Deceased

NOTICE TO CREDITORS

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Margaret N. Sprouse, deceased, File Number 2025-CP-001547, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523; that the decedent's date of death was December 27, 2023; that the total value of the estate is \$11,519,72 and that the names and addresses of those to whom it has been assigned by such order

PASCO COUNTY

George E. Morrison, Trustee of The Sprouse Family Trust, dated May 13, 2009 40832 River Road, Dade City, FL 33525 ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

All creditors of the estate of the decedent and persons having claims or de-mands against the estate of the decedent that has 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 STAT-UTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE 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 October 17, 2025.

Person Giving Notice: George E. Morrison

Attorney for Person Giving Notice: /s/ Farral A. Haber Farral A. Haber, Esquire Email Address: fah@jowanna.com Florida Bar No. 97826 2521 Windguard Circle Wesley Chapel, Florida 33544

10/17-10/24/25 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP001019CPAXES

Division Probate

IN RE: ESTATE OF ALFREDO LUIS RODRIGUEZ Deceased.

NOTICE TO CREDITORS

The administration of the estate of AL-FREDO LUIS RODRIGUEZ FREDO LUIS RODRIGUEZ, deceased, whose date of death was February 9th, 2024, 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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: /s/ Teresa Yvette Agosto 12810 N Central Avenue Tampa, FL 33612

Attorneys for Personal Representative: Leavengood, Dauval, Boyle & Vasti, PLLC 3900 First Street North, Suite #100 St. Petersburg, FL 33703 Telephone: (727) 327-3328 Florida Bar No.: 506311 Email: pvasti@leavenlaw.com

10/17-10/24/25LG 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:

WITCHYCRAFT Owner: Spellbound Creations, LLC 12101 Meadow Lane, San Antonio, FL 33575

10/17/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001555CPAXWS

RE: ESTATE OF BRIDGETTE RENEE EBANKS Deceased

NOTICE TO CREDITORS

The administration of the estate of BRIDGETTE RENEE EBANKS, deceased, whose date of death was February 4, 2025; File Number 2025CP001555CPAXWS, 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. are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

LEGAL ADVERTISEMENT PASCO COUNTY

DEATH IS BARRED.

The date of first publication of this notice is October 17, 2025. Personal Representative

TIFFANY NICOLE COFFEY 732 Folk Road Newberry, SC 29108 Personal Representative's Attorneys: /s/Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com Derek B. Alvarez, Esq. - FBN: 114278

DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 W. Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744

Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

10/17-10/24/25LG 2T

CIVIL DIVISION

CASE NO.: 2025CC004663CCAXES

GRAND OAKS MASTER ASSOCIATION,

Plaintiff,

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST SOMSAK HOLYCROSS, DECEASED, Defendant(s).

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees Or Other Claimants Claiming By, Through, Under, Or Against Somsak Holycross, Deceas 4905 Wessex Way Land O' Lakes, FL 34639

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

Lot 76, Block 13 of GRAND OAKS PHASE 2, UNITS 6 & 8, according to the Plat thereof recorded in Plat Book 42, Page 113, of the Public Records of Pasco County, Florida.

lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 11/17/2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, 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 of Action please contact the Public Infordisabilities needing transportation to court should contact their local public transpor-tation providers for information regarding disabled transportation services

WITNESS my hand and the seal of this Court on October 13, 2025

By: s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. BUSH ROSS PA P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

.... 10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001483CPAXWS

IN RE: ESTATE OF CORY CHRISTOPHER CHESTER, JR. Deceased

NOTICE TO CREDITORS

The administration of the estate of CORY CHRISTOPHER CHESTER, JR., deceased, whose date of death was July 11, 2025; File Number 2025CP001483-CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative JESSICA ROSE SORSBY 8700 Ross Lane

PASCO COUNTY

New Port Richey, FL 34654

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

10/17-10/24/25LG 2T

CIVIL DIVISION

CASE NO.: 2025CC004715CCAXES OAKSTEAD HOMEOWNER'S ASSOCIATION, INC.,

Plaintiff.

DAVID ALAN SIMPSON, JR. and MICHELE SIMPSON, Defendant(s).

NOTICE OF ACTION

TO: David Alan Simpson, Jr. and Michele Simpson 3905 Briley Loop Land O' Lakes, FL 34638

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

LOT 75, BLOCK 1, OAKSTEAD, PAR-CEL 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 91, OF THE PUB-LIC 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 your written derenses, in any, on on an 11/17/2025 or 30 days after the first publication on Kathlication 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 re-lief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, 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, Certier, 7-530 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 accompany to the court of t commodate 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 October 13, 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

10/17-10/24/25LG 2T

Notice is hereby given that the Southwest Florida Water Management District west Florida water Management District has received Environmental Resource permit application number 922221 from Galvin-Harris Land Services, LLC. Application received: 07/14/2025 Proposed activity: Residential. Project name: Colon Property. Project size: 52.97 +/- AC. Location: Section(S. 7. Township: 25 South cation: Section(s) 7 Township 25 South, Range 21 East, in Pasco County. Out-standing Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's web-site at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD cpt/1-90-231-6410 only 1-800-231-6103.

10/17/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File Number 2025CP001648CPAXES

IN RE: ESTATE OF ERIC OTTO HUSBY,

NOTICE TO CREDITORS

The administration of the estate of ERIC OTTO HUSBY, deceased, whose date of death was 9-18-2025, is pending in the circuit court for Pasco County, Florida, circuit court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 surviv-ing spouse is property to which the Florida

PASCO COUNTY

Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311 The written demand must be filed with the

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: JULIANA DA SILVA 8220 Faire Frost Lane Land O' Lakes, FL 34637

Attorney for Personal Representative: Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 (727) 843-0566 Fla. Bar No. 377937 email: mattellrod@verizon.net

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File Number 2025-CP-1273-WS IN RE: ESTATE OF

BRUCE J. SCHOONMAKER, Deceased

NOTICE TO CREDITORS

The administration of the estate of BRUCE J. SCHOONMAKER, deceased, whose date of death was 1/21/25, is pending in the circuit court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviv ing spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311 The written demand must be filed with the

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

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

TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

ALL CLAIMS NOT FILED WITHIN THE

The date of first publication of this notice is October 17, 2025.

Personal Representative: TONI LYNN SUNDAY 158 Marcella Avenue Spanish Fort, AL 36527

Attorney for Personal Representative: Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 Fla. Bar No. 377937 email: mattellrod@verizon.net

10/17-10/24/25LG 2T

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

Case No.: 2024CA001086CAAXWS DUKE ENERGY FLORIDA, LLC,

a Florida limited liability company, f/k/a DUKE ENERGY FLORIDA, INC., f/k/a FLORIDA POWER CORPORA-TION.

STARKEY MARKET, LLC, a Florida limited liability company, TREY, LLC, a Florida limited liability company, SRI 2, LLC, a Florida limited liability

company,
JAY B. STARKEY, III, an individual, AARON DERKSEN, an individual. AARON DERKSEN, an Individual STARKEY BLUEBERRY FARM LLC, a Florida limited liability company, and UNKNOWN ASSIGNS, SUCCESSORS IN INTERESTS, TRUSTEES, OR ANY OTHER PARTY WHO MAY HAVE OR CLAIM RIGHT TO MAINTAIN PERSONAL PROPERTY WITHIN THE REAL PROPERTY AND/OR ARE OTHERWISE IN POSSESSION OF ALL OR SOME PORTION OF THE PROPERTY AT ISSUE IN THIS ACTION. Defendants.

PASCO COUNTY

NOTICE OF ACTION

TO: UNKNOWN ASSIGNS, SUCCESSORS IN INTERESTS, TRUSTEES, OR ANY OTHER PARTY WHO MAY HAVE OR CLAIM RIGHT TO MAINTAIN PERSONAL PROPERTY WITHIN THE REAL PROPERTY AND/OR ARE OTHERWISE IN POSSESSION OF ALL OR SOME PORTION OF THE PROPERTY AT ISSUE IN THIS ACTION

Last Known Address: Unknown

YOU ARE NOTIFIED that an action for ejectment, trespass, unlawful entry and detainer, temporary and permanent injunction, unjust enrichment, and 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 Plaintiff's attorneys, whose name and address is:

Michael P. Silver, Esq. Florida Bar No. 868701 S. Elizabeth King, Esq. Florida Bar No. 122031 SHUTTS & BOWEN LLP 4301 W. Boy Scout Boulevard, Suite 300 Tampa, Florida 33607 Telephone: (813) 229-8900 Facsimile: (813) 229-8901

on or before **November 10th, 2025**, and file the original with the clerk of this Court at Pasco County Courthouse, 7530 Little Road, New Port Richey, FL 34654 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 petition.

This is an action to recover certain real Inis is an action to recover certain real property more particularly described as (a) the real property owned by Duke Energy Florida and Iying generally to the east of 3460 Starkey Boulevard, New Port Richey, Pasco County, Florida 34655; (b) the real property owned by Duke Energy Florida and Iying generally to the east of 3030 Starkey Boulevard, New Port Richey, Pasco County, Florida 34655; and (c) the real property owned by Duke Energy Florida property owned by Duke Energy Florida and lying generally to the east of 10227 State Road 54, New Port Richey, Pasco County, Florida 34655; and more specifically identified as, respectively:
(a) Parcel ID 19-26-17-0000-00200-0000

Parcel ID 19-26-17-0000-00200-0030 (c) Parcel ID 30-26-17-0000-00300-0010

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

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

AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Pasco County Customer Service Center, Pasco County Government Conter, 7530 Little Road, New Port Richey, FL 34654, (727) 847-2411 V/TDD; or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

Dated October 7, 2025 By /s/ Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Plaintiff's Attorney: Michael P. Silver, Esq. Florida Bar No. 868701 Primary Email: msilver@shutts.com Secondary Email: doneal@shutts.com S. Elizabeth King Florida Bar No. 122031 Primary E-mail: eking@shutts.com Secondary Email: doneal@shutts.com SHUTTS & BOWEN LLP 4301 West Boy Scout Boulevard, Suite 300 Tampa, Florida 33607 Telephone: (813) 229-8900 Facsimile: (813) 229-8901

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

Attorneys for Duke Energy Florida, LLC

10/10-10/31/25LG 4T

CASE NO.: 2025CC004942CCAXES

GRAND OAKS MASTER ASSOCIATION, Plaintiff,

MARLA A. RIMA and KELVIN KINNEY, Defendant

NOTICE OF ACTION

TO: KELVIN KINNEY 25741 Frith Street Land O' Lakes, FL 34639

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

Lot 5, Block 10, Grand Oaks, Phase 2, Unit 9, according to the map or plat thereof, as recorded in Plat Book 42, pages 119 through 123, inclusive, of the Public Records of Pasco County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plain-tiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 11/10/2025.

This notice shall be published once each week for two consecutive weeks in (Continued on next page)

Page 30/LA GACETA/Friday, October 17, 2025

PASCO COUNTY

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) sion 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 commodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportations. disabled transportation services.

WITNESS my hand and the seal of this Court on October 7, 2025.

By: s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. Ratherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

10/10-10/17/25LG 2T

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

CASE NO.: 2025CC005437CCAXES

PALM COVE OF WESLEY CHAPEL HOMEOWNERS ASSOCIATION, INC.,

JEAN BERNARD DESTIN,

NOTICE OF ACTION

TO: JEAN BERNARD DESTIN 30602 Latourette Drive Wesley Chapel, FL 33545

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

Lot 7, Block 4, PALM COVE PHASE 2, according to the map or plat thereof, as recorded in Plat Book 54, Page(s) 111 through 126, of the Public Re cords 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 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 11/10/2025.

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 Infor-mation Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, Certier, 7-530 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 as not provide transportation and cannot ac-commodate 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 October 7, 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

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-001276 Division 44-E

IN RE: ESTATE OF HOWARD NIXON SHELL Deceased.

F TO CREDITORS

The administration of the estate of HOW-ARD NIXON SHELL, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

PASCO COUNTY

TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 10, 2025.

Personal Representative: /s/ Mary Ann Barrow MARY ANN BARROW 504 Caulder Park Road Seffner, FL 33584

Attorney for Personal Representative: /s/ Sheron Alves Bass SHERON ALVES BASS, ESQUIRE,

Atty. Florida Bar Number: 752185 Bass Law Group 9385 N. 56th Street. Suite 311 Temple Terrace, FL 33617 Telephone: (813) 988-4040 E-Mail: sheron@basslawgroup.com Secondary F-Mail: catherine@basslawgroup.com

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001522CPAXWS

IN RF: ESTATE OF CAROL MARIE BARTON A/K/A CAROL M. BARTON, A/K/A CAROL BARTON

NOTICE TO CREDITORS

The administration of the estate of Carol Marie Barton, a/k/a Carol M. Barton, a/k/a Carol Barton, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative: Richard C. Barton 4009 W. Marietta Street Tampa, Florida 33616

Attorney for Personal Representative: Jessica Marie Cooper, Esquire, Attorney Florida Bar Number: 795011 Cooper Estate Law, PLLC 4805 S. Himes Avenue Tampa, Florida 33611 Telephone: (813) 831-3376 E-Mail: jcooper@cooperestatelaw.com

10/10-10/17/25LG 2T

IN THE SIXTH CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 2025CP001595CPAXWS

IN RE: ESTATE OF **KEITH ALBERT** Deceased.

NOTICE TO CREDITORS

The administration of the estate of KEITH ALBERT, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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

PASCO COUNTY

STATUTES SECTION 733.702 WILL BE

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

The date of first publication of this notice is October 10, 2025

Personal Representative: JEANNE LYNN GENNARELLI 523 Parish Lane Little River, South Carolina 29566

Attorney for Personal Representative:

Danicet M. Cura Florida Bar Number: 137006 3105 W. Azeele Street Tampa, Florida 33609 Telephone: (813) 333-2334 E-Mail: dani@curalawllc.com curalaw@gmail.com

Secondary E-Mail: curalaw@gmail.com 10/10-10/17/25LG 2T

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

Case No.: 512025DR000868DRAXES

SILVIA GODINEZ HERNANDEZ. Petitioner. and

RODOLFO PACHECO, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: RODOLFO PACHECO 15351 17th Street, Dade City Pasco County, Florida 33523

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 SILVIA GODINEZ HERNAN-DEZ, whose address is 37306 Country Lane, Dade City, Pasco County, Florida 33523, on or before 11/3/2025, and file the original with the clerk of this Court at 138053 ive Oak Avenue Dade City El 38053 Live Oak Avenue, Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 9/30/2025 Nikki Alvarez-Sowles Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk

10/3-10/24/25LG 4T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-008541-ES

IN RE: ESTATE OF BRENDAN MICHAEL SMITH

NOTICE TO CREDITORS

The administration of the estate of BREN-DAN MICHAEL SMITH, deceased, whose date of death was February 23, 2025; File Number 25-008541-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: VALARIE J. GRIM 701 S. Howard Avenue, Suite 106339 Tampa, FL 33606

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

PINELLAS COUNTY

GENDERS♦ALVAREZ♦DIECIDUE, P.A 2307 W. Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com

10/17-10/24/25LG 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 Corpora tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

KRS ONE IMAGING

Owner: Ronald Slaton 7901 4th St N #29985 St. Petersburg, FL 33702

10/17/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

CM SERVICES

Owner: CM Services Sales and Marketing

Group Inc. 611 S Fort Harrison Ave #106 Clearwater, FL 33756

10/17/25LG 1T

Notice of Public Auction

Notice of public Auction for monies due on Storage Units. Auction will be held on October 28th 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

10314-1	0340 US HWY 19 PORT RICHEY,	FL 34668					
2545	JEFFREY STRIANO	\$1970.70					
2041	IRIS DEL CARMEN UZCATEGUI	\$520.85					
2514	CHRISTIAN NAJDOWSKI	\$248.15					
1005	ALEXANDER SOTO	\$504.50					
1193-95	GEORGIE MOODY	\$508.40					
2513	ALEXEY CONDE PEREZ	\$517.70					
1055	FRANKLIN JORGRE	\$336.20					
1427	TA'JANAE GREEN	\$504.50					
2180	2180 BELCHER RD S. LARGO FL 33771						

TONJA RANSINGER-BRYANT \$553.85 **REGINA POWELL** B410 \$126.20 JENNIFER MITCHELL B218 \$469.35 A155 IVELISSE RIOS \$311.60 \$3459.20 CINDY CROSS GLIMMERT BECKHAM \$301.30

A137 E141 LORIANN SHEA \$589.70 C159 BRIAN SOMMER \$342.50 BARBARA WASHBURN \$736.70 SEMINOLE BLVD SEMINOLE FL 33772 6249 ANGEL FERNANDEZ 351 \$543.35 CHRISTOPHER BENNETT \$384.80 432 JOHN DOE \$538.85 SELIMAH WILKERSON 239 \$579.20 CHRISTOPHER HEVIA \$578.20 253

6209 US HWY 19 NEW PORT RICHEY FL 34652 NORMA PRITCHARD 4015 PARK BLVD. PINELLAS PARK, FL 33781 B012 TERRY ROOUEMORE \$514.50 HALEY DUMAN \$217.55 D237 DEMETRIUS RICHARDSON \$728.75 C003 JENNIFER SHERMAN \$414.25 13240 WALSINGHAM RD. LARGO, FL 33774 DANIEL DAMON C210 \$477.50

975 2ND AVE S. ST. PETERSBURG, FL 33705 GERALDINE CLARK 6118 US HWY 19 N. NEW PORT RICHEY, FL 34652 C556 RODERICK HOLCOMBE \$485.90 B321 AMANDA ASLESON \$428.15 JOSEPH NIEMANN C316 \$229.10 B362 JUSTIN LUGO \$366.35 C497 DONNA HORNADAY \$481.40 30750 US 19 N. PALM HARBOR, FL 34684

B213 SCOTT MCDONALD \$821.45 C136 BRITTNEY OAKES \$867.80 B205 ANGELA JOHNSON \$872.15 PATRICK DOWD \$1029.60

13564 66TH ST N. LARGO FL 33771 1059 ROBERT WELSH \$336.20 23917 US 19 N. CLEARWATER FL 33765 2433 JOSHUA MCNEIL \$242.75 KAREN ONORATO \$372,85 CHAD REDDING 2226 \$605.90

KATHLEEN MCGLOIN \$532.10 2404 KAREEM MCGEE \$370.55 1201 KAREN ONORATO \$428.15 5200 PARK ST. ST PETERSBURG FL 33709 \$479.90

KYUMBA WILLIAMS

10/17-10/24/25LG 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 Corporaions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: COSMIC COMMERCE CO.

Owner: CosmicConsultantsFL, LLC 1444 S Belcher Rd Ste C #2131 Clearwater, FL 33764 10/17/25LG 1T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No: 25-006267-FD

UCN: 522025DR006267XXFDFD Erica Michelle Unterreiner

Petitioner, and James Milford Farrell,

Respondent.

NOTICE OF ACTION TO: James Milford Farrell

8504 Abell Way Waldorf, MD 20603

YOU ARE NOTIFIED that an action for Change of Custody of the minor Child, Lexi Michelle Unterreiner, has been filed against you, and you are required to serve against you, and you are required to serve a copy of your written defenses, if any, to it on Christopher M. Sierra, Esq., the Pe-titioner's attorney, whose address is 7850 Ulmerton Rd., Suite 3A, Largo, FL 33771,

PINELLAS COUNTY

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 there-after; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired the hearing impaired.

WITNESS my hand and seal of the Court this 10th day of October, 2025.

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

10/17-11/7/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-009504-ES IN RECESTATE OF

ALAN JUSTIN SHOOTES Deceased.

NOTICE TO CREDITORS

The administration of the estate of ALAN JUSTIN SHOOTES, deceased, whose date of death was February 26, 2025; File Number 25-009504-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PER-IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this no-

tice is October 17, 2025. Personal Representative: ANDRE JUSTIN SHOOTES 319 37th Street S. St. Petersburg, FL 33711

Personal Representative's Attornevs Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 W. Cleveland Street

Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com

10/17-10/24/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

Case No.: 25-006837-ES IN RE: ESTATE OF VICTORIA LYNN DOEHRING,

Deceased. NOTICE TO CREDITORS

The administration of the estate of Victoria Lynn Doehring, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, 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 de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: (Continued on next page)

LA GACETA/Friday, October 17, 2025/Page 31

PINELLAS COUNTY

Matthew B. Doehring 13022 Sweet Hill Road Polk City, FL 33868

Attorneys 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 10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR PROBATE DIVISION

File Number 25-008346-ES

IN RE: ESTATE OF JEFFREY RAY ESPINA, Deceased

NOTICE TO CREDITORS

The administration of the estate of JEFF-REY RAY ESPINA, deceased, whose date of death was June 19, 2025, is pending in the circuit court for Pinellas County, Flori-da, 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.

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 \$s. 732.216-732.228, applies, or may apply, unless a written demand is made by profiting a profit of the a creditor as specified under s. 732.3311. The written demand must be filed with the

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: DANIELA XANATH ESPINA 828 Colonial Road SW Abingdon, VA 24210

Attorney for Personal Representative: Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 (727) 843-0566 Fla. Bar No. 377937 email: mattellrod@verizon.net

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-009453-ES

IN RE: ESTATE OF LAUREL K. BANTA, Deceased.

NOTICE TO CREDITORS

The administration of the estate of LALIR-In administration of the estate of LAUR-EL K. BANTA, deceased, whose date of death was September 12, 2025, is pend-ing 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 al representative's attorney are set forth

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 17, 2025.

Personal Representative: SYLVIA NOEL WHITE 1108 S. Highland Avenue Clearwater, Florida 33756

Attorney for Personal Representative:

LEGAL ADVERTISEMENT PINELLAS COUNTY

S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-009444-ES Division: 004

IN RE: ESTATE OF IRVING BLAINE GILBERT

NOTICE TO CREDITORS

The administration of the estate of Irv-In e administration of the estate of Irving Blaine Gilbert, deceased, whose date of death was September 9, 2025, File Number 25-009444-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 1st Avenue North, Room 300, St. Period 1000 15 tersburg, FL 33701. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Petitioner: Erika Gilbert 124 Rangdale Rd. Durham, ME 04222 Attorney for Petitioner

Joseph Martinez, Esq. Florida Bar Number: 483990 Joseph F. Martinez, P.A. 12601 Gulf Blvd., Ste. 6 Treasure Island, FL 33706 Telephone: (727) 363-1529 Fax: (813) 288-1520 F-Mail: imartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-008952

IN RE: ESTATE OF JACK EDWARD THOMPSON JR.

NOTICE TO CREDITORS

The administration of the estate of Jack Edward Thompson Jr., deceased, whose date of death was July 10, 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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 be a proper or service of the control 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 October 17, 2025.

Personal Representative: Jack Thompson III 6158 Burleigh Place Noblesville, Indiana 46205

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashlev.cribbis@atcauselaw.com

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

PINELLAS COUNTY

File No. 25-CP-001440

IN RE: ESTATE OF EMMETT LANDRUM FINCH, JR

NOTICE TO CREDITORS

The administration of the estate of Emmett Landrum Finch, Jr, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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

The date of first publication of this notice is October 17, 2025

Personal Representative: /s/ Marilyn Armstrong Marilyn Armstrong 863 Wimbledon Ci Macon, GA 31210

Attorney for Personal Representative: /s/ Katie Everlove-Stone Katie Everlove-Stone, Attorney Florida Bar Number: 30271 5328 Central Ave St. Petersburg, FL 33707 Telephone: (727) 471-0675 Fax: (866) 326-7610 E-Mail: katie@everlovelegal.com

10/17-10/24/25LG 2T

PUBLIC NOTICE OF INTENT

TO ISSUE AIR PERMIT Florida Department of Environmental Protection Southwest District Draft Air Permit No. 1030643-001-AC Statement Marine, LLC Pinellas County, Florida

Applicant: The applicant for this project is Statement Marine, LLC. The appli-cant's authorized representative and mailing address is: Nicholas Buis, President, Statement Marine, LLC, Statement Marine, LLC, 1979 Wild Acres Road, Largo, Florida.

Facility Location: Statement Marine. LLC proposes to construct a new Fiber-glass Boat Manufacturer to be located in Pinellas County at 1979 Wild Acres Road in Largo, Florida.

Project: Statement Marine, LLC is relocating to a new manufacturing facility. Prior to relocating, Statement Marine, LLC was permitted under Facility ID No. 1030638 at 3671 131st Ave North and Facility ID No. 1030525 at 6101 45th Street North, Unit 4. This project is to obtain an initial air construction permit for the new location. The facility will manufacture fiberglass boats using styrene-based resins, gelcoats, and other materials. The primary pollutants that will be generated at this facility include hazardous air pollutants (HAPs) and volatile organic compounds (VOCs).

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 required to perform the proposed work. Permitting Authority responsible making a permit determination for this project is the Southwest District Office. 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 Park-way, 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 rea-sonable assurance that operation of the proposed facility 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

PINELLAS COUNTY

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 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. Petirichard Section 120.59 and 120.59, 7.5. Feli-tions 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 oc-curs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency ac tion 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 hear ing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Coursel, 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. phone 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 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 (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 war-rant reversal or modification of the agen-cy'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 re-late 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 ac-tion. 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

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 correspon-3239-3000, of 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 tuning of the time project for filing a petition. running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding. 10/17/25LG 1T

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

Case No.: 25-6365-FD Division: 17

CATHERINE MILLER, Petitioner, and

NEVILLE MILLER, Respondent.

NOTICE OF ACTION FOR

TO: NEVILLE MILLER Last known address: N/A

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 CATHERINE MILLER, whose

DISSOLUTION OF MARRIAGE

PINELLAS COUNTY

address is 2131 Ridge Rd S Apt #109, Largo, FL 33778, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court Street Room 170, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

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

Dated 10/7/2025 Ken Burke

Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith

Deputy Clerk 10/10-10/31/25LG 4T

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

PROBATE DIVISION Case No.: 25-009424-ES

IN RE: ESTATE OF KATHLEEN LILLIAN GIBSON Deceased

NOTICE TO CREDITORS

The administration of the estate of Kathleen Lillian Gibson, deceased, whose date of death was July 29, 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 PUBLI-CATION 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is October 10, 2025.

Prospective Personal Representative: Valerie Owens 4685 26th South St. Petersburg, Florida 33711 Attorney for Prospective Personal

Representative:

Rinky S. Parwani, Attorney Florida Bar Number: 629634 9905 Alambra Avenue Tampa, Florida 33619 Telephone: (813) 514-8280 Fax: (813) 514-8281 E-Mail: rinky@parwanilaw.com Secondary E-Mail: service@parwanilaw.com

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION CASE #: 25-006011-ES

IN RE: ESTATE OF ROBERT E. LOVELACE, Deceased

NOTICE TO CREDITORS

The administration of the estate of ROB-ERT E. LOVELACE, deceased, whose date of death was April 1, 2025; is pending in the Circuit Court for PINELLAS County, Florida, Probate Division; File Number 25-006011-ES; the address of which is 14250 49th St. N., Clearwater, FL 33762. The names and addresses of the personal representative and the personal representa-tive's attorney are set forth below.

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

All other creditors of the decedent and other persons who have claims or de-mands against the decedent's estate, including unmatured, contingent or unliq-

uidated 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

NOTWITHSTANDING THE TIME PER

IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

The date of first publication of this notice

Gregory A. Kaiser, Esq. 6751 Professional Parkway, Suite 104

Attorney for Personal Representative:

Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpelf.com
Attorney for Gregory A. Kaiser, Esq., PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104

IN THE CIRCUIT COURT OF THE

6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25-005761 FD

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT)

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 AYLIN SOTO SERRA, whose

address is 7001 142nd Avenue, Lot 188, Largo, FL 33771, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you

fail to do so, a default may be entered against you for the relief demanded in

The action is asking the court to decide

Copies of all court documents in this

case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents upon

You must keep the Clerk of the Cir-

rou must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12,915.) Future papers in this lawsuit will be mailed or e-mailed to

the addresses on record at the clerk's

WARNING: Rule 12.285, Florida Fami-

ly Law Rules of Procedure, requires cer-tain automatic disclosure of documents

and information. Failure to comply can

result in sanctions, including dismissal

Clerk of the Circuit Court & Comptroller

10/10-10/31/25LG 4T

315 Court St, Clearwater, FL 33756

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

Case No: 2025-CP-008992-ES

Section: 004

NOTICE TO CREDITORS

The administration of the estate of MARY

JANE THORNTON, deceased, whose date of death was May 28, 2025; File Number 2025-CP-008992CPAXES, is pending in the Circuit Court for Pinellas County, Florian Debaths Division the Action of the Property of t

da. Probate Division, the address of which

is 315 Court Street, Clearwater, FL 33756.

The names and addresses of the personal representative and the personal rep-

resentative's attorney are set forth below

All creditors of the decedent and other per-

sons having claims or demands agains

sons naving 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

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

against decedent's estate must file their

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

ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PE

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

The date of the first publication of this notice is 10/10/2025 and second publica-

Signed on this 3rd day of October 2025

Attorney for Personal Representative:

Strine Legal Services, PLLC Thornton Law Group 13014 N. Dale Mabry Hwy., #512

grstrine@strinelegalservices.com

or striking of pleadings.

By: /s/ Thomas Smith

Dated 10/6/2025

Ken Burke

Deputy Clerk

IN RE: ESTATE OF MARY JANE THORNTON

NOTICE ON THEM.

DEATH IS BARRED.

tion is 10/17/2025.

Personal Representative

/s/ William M Thornton

/s/ Gabriel R Strine

Tampa, FL 33618 FBN 113137

Gabriel R. Strine, Esq.

DECEASED

how the following real or personal property should be divided: N/A

TO: WILFREDO SOTO GONZALEZ

Last known address: N/A

10/10-10/17/25LG 2T

FOREVER BARRED.

DEATH IS BARRED.

is October 10, 2025.

Personal Representative:

Sarasota, FL 34240

Sarasota, FL 34240

AYLIN SOTO SERRA,

WILFREDO SOTO GONZALEZ,

Petitioner,

the petition.

request.

Telephone (941) 914-9145 Fax (941) 914-9514

TO: LINKNOWN TENANT #1

las County, Florida:

FLORIDA

RESIDENCE: UNKNOWN

NOTICE OF ACTION

LAST KNOWN ADDRESS: 1908 56th St S, Gulfport, FL 33707

YOU ARE HEREBY NOTIFIED that an

action to foreclose a mortgage on the fol-lowing described property located in Pinel-

SOUTH 62 FEET OF LOTS 1 AND 2,

BLOCK 26, PASADENA GARDENS, GULFVIEW SECTION, ACCORD-ING TO PLAT THEREOF IN PLAT

BOOK 6, PAGE 96, OF THE PUBLIC RECORDS OF PINELLAS COUNTY,

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 Hillsborn Boulevard Suite 600 Deerfield

boro Boulevard Suite 600 Deerfield

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP003446A000BA

IN RE: ESTATE OF

RUBEN OTERO ORTIZ, Deceased

NOTICE TO CREDITORS

The administration of the estate of RUB-EN OTERO ORTIZ, deceased, whose date of death was July 6, 2025; File Num-ber 2025CP003446A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The name and address of the personal representative and the personal representative's attorney are set forth below

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Signed on October 14, 2025.

Personal Representative: /s/ SANTA MARGARITA OTERO

Attorneys for Personal Representative: /s/ Sean F. Bogle, Esq. Famil: sean@boglelawfirm.com
Florida Bar No. 0106313
Douglas A. Cohen, Esq.
Email: doug@boglelawfirm.com
Florida Bar No.: 124063
BOGLE LAW FIRM
101 S. New York Ave. Suite 205 101 S. New York Ave., Suite 205 Winter Park, FL 32789 Telephone: 407-834-3311

Fax: 407-834-3302 10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP003427A000BA

IN RE: ESTATE OF DONALD EDWARD DALBY, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Donald Edward Dalby, deceased, whose date of death was June 16, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the Personal Representative and the Person al Representative's attorney are set forth

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

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

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

LICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE CODEVED RAPPED 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 October 17, 2025.

Personal Representative: Osceola Fave Dalby 711 Old Orchard Drive Benton, Illinois 62812

Attorney for Personal Representative: MICHAEL J. SWAN, ESQ. Florida Bar Number: 509116 ROSSWAY SWAN 2101 Indian River Boulevard, Suite 200 Vero Beach, Florida 32960 Telephone: (772) 231-4440 mswan@rosswayswan.com cmedina@rosswayswan.com

10/17-10/24/25LG 2T

IN THE COUNTY COURT OF TENTH JUDICIAL CIRCUIT IN AND FOR

PINELLAS COUNTY

PINELLAS COUNTY

William M. Thorton 10/10-10/17/25LG 2T

LEGAL ADVERTISEMENT

THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT. IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No: 25-004259-ES

In Re: The Estate of RICHARD GLASMANN Decedent.

NOTICE TO CREDITORS

The administration of the estate of RICH-ARD GLASMANN, deceased, whose date of death was May 10, 2024, and the last four digits of whose social security number are 3445, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Clerk, 545 First Avenue N., St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of Decedent and other per-All creditors of Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME 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 having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

All claims not filed within the time periods set forth in Section 733.702 of the Florida probate code will be forever barred.

Notwithstanding the time 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 October 10, 2025.

Personal Representative: RALPH GLASMANN 384 South St. Belle River Windsor, Ontario NOR 1A0 Canada

Attorney for Personal Representative: MELISSA F. WILLIAMS MELISSA F. WILLIAMS Florida Bar Number: 0100084 111 Second Ave. NE, Ste. 909 St. Petersburg, Florida 33701 Telephone: (727) 280-6837 Facsimile: (855) 771-8091 e-Service: melissa@finleywilliamslaw.com

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25-6392-FD

SHANE LAMOUREUX, Petitioner,

and ALLISON LAMOUREUX, Respondent

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

TO: ALLISON NICOLE LAMOUREUX

Last known address: N/A

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 SHANE LAMOUREUX, whose address is 2144 Victoria Dr, Clearwater, FL 33763, on or before 28 days after first publication, and file the original with the clerk of this Court at Fessler Center, 3165 McMullen Booth Rd, Building B, Clearwater, FL 33761 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 including orders 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 curcuit Court's orlice notined of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12,915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

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

Clerk of the Circuit Court & Comptroller 315 Court St. Clearwater, FL 33756 By: /s/ Thomas Smith

Dated 10/2/2025

Ken Burke

Deputy Clerk 10/10-10/31/25LG 4T IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CASE NO 25-004358-CI

PINELLAS COUNTY

CORDING 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 LAKE-PLACE SUBDIVISION, THROUGH THE FOLLOWING TWO (2) COURS-ES; (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 THENCE CONTINUE ALONG THE 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 109 42 FEET M ONE DISTANCE OF 108.43 FEET ALONG THE WEST RIGHT OF WAY LINE OF GEORGE ROAD: THENCE CON-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 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.

BEGINNING. CONTAINING 19,841 SQUARE FEET MOL OR 0.455 (ACRES OF UP-LANDS)

CONTAINING 6,050 SQUARE FEET MOL OR 0.1391 ACRES OF (SUB-VERCED LAND)

Parcel No.: 16-27-16-00000-230-1900 has been filed against you and you are rehas 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 Riorida Bar No. 0370/10 811-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

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISIÓN CASE NO.: 2023-CA-006434

RAILROAD & INDUSTRIAL FEDERAL CREDIT UNION, n/k/a TRAX FEDERAL CREDIT UNION, Plaintiff,

DEREK F. MENCHAN a/k/a DEREK MENCHAN, ET AL.,

Defendants. NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Polk County, Florida, I will sell the property situated in Polk County, Florida

Lot 30, Eula Vista Subdivision, according to the map or plat thereof as re-corded in Plat Book 32, Page 34, Public Records of Polk County, Florida, a/k/a 550 Sears Avenue NE, Winter Haven, Florida 33881 (Parcel ID#: 26-28-16-538000-000800

at a public sale, to the highest bidder for cash on January 6, 2026, at 10:00 a.m., after first giving notice as required by Section 45.031, in an online sale at the following website: www.polk.realforeclose.com in accordance with Section 45.031, Florida Statutes (1979).

Statutes (1979).

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, Polay Sprice Florida Relay Service.

ARTHUR S. CORRALES, ESQ. P.O. Box 340687 Tampa, Florida 33694 (813) 908-6300 Attorney for Plaintiff FL Bar Number: 316296 acorrales@arthurcorraleslaw.com

BANK OF AMERICA, N.A., PLAINTIFF.

DEFENDANT(S)

THE ESTATE OF DEBORAH L HAGEN A/K/A DEBORAH LYN HAGEN (DECEASED), ET AL.

boro Boulevard, Suite 600, Deerrield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once week for two consecutive weeks in

La Gaceta. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500, Clearwater, FL 33756, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled ap-

pearance is less than 7 days; if you are hearing or voice impaired call 711. The court does not provide transpor tation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Date 10/3/2025

Ken Burke Clerk of the Circuit Court 315 Court St, Clearwater, FL 33756

By: s/ Stevie Ayars Deputy Clerk of the Court Tromberg, Miller, Morris & Partners 10/10-10/17/25I G 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,

Defendants.

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,

NOTICE OF ACTION

TO: Defendants, ARTHUR P. TEAR-INGTON, deceased, THE UNKNOWN HEIRS OF ARTHUR P. TEARING-TON, 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 entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal statu 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 BAR-RY-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, FLORI-DA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST

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 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 AC-

LA GACETA/Friday, October 17, 2025/Page 33

10/17-10/24/25LG 2T (Continued on next page)

POLK COUNTY

POLK COUNTY, FLORIDA

Case No.: 53-2025-CA-002569-A000-BA-04 FLORIDA TRUST SERVICES, LLC, A

Florida limited liability company as Trustee of the W HICKORY STREET LAND TRUST #1145 dated August 18, 2023

ROBERT E. LANDGRAF; CLINTON A. LANDGRAF DONNA K. JASONIS; and SANDRA A. MEADOWS

NOTICE OF ACTION

TO: SANDRA A. MEADOWS, deceased, her heirs at law and any and all persons claiming right, title or interest in the real property described below adverse to Plaintiff's title.

YOU ARE NOTIFIED that an action to partition a parcel of real estate on the following property in Polk County, Florida:

Lot 12, Block J, LAKE BEULA HEIGHTS DIVISION NO. 4, according to the map or plat thereof as recorded in Plat Book 6, Page 37, public records in and for 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 James A. Staack, Esquire, Plaintiff's attorney, whose address is Staack & Simms, PLLC, 51 S. Main Avenue, Suite 319, Clearwater, Florida 33765, on or before 45 days from first publication, 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.

DATED on October 8, 2025. Stacy M. Butterfield Polk County Clerk of the Court By: /s/ Illegible Deputy Clerk Staack & Simms, PLLC 51 S. Main Ave., Clearwater, FL 33765 10/17-11/7/25LG 4T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON
MORTGAGE LOAN TRUST, SERIES
2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES,

vs.
TODD BIRD, et al.,
Defendants. Case No: 2018-CA-000999
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 09/26/2025, and entered in Case No. 2018-CA-000999 of the Circuit Court No. 2018-CA-000999 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CEDITIE/CATES in the Policitiff and CERTIFICATES, is the Plaintiff and TODD BIRD; DAWNNA BIRD; HIGH-LANDS CREEK PROPERTY OWNERS LANDS CREEK PROPERTY OWNERS' ASSOCIATION, INC. A/K/A HIGHLANDS CREEK HOME OWNERS ASSOCIATION, INC. A/K/A HIGHLANDS CREEK SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A CALEB BIRD; UNKNOWN TENANT #2 N/K/A SYDNEY BIRD, are Defendant(s), Stacy M. Butterfield, Polk County Clerk of Courts will sell to the highst and best hidder for cash at https:// est and best bidder for cash at https://
www.polk.realforeclose.com at 10:00
a.m. on October 31, 2025 the following
described property set forth in said Final

Judgment, to wit: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA TO WIT: LOT 17, HIGHLANDS CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 121, PAGE 19 OF THE PUBLIC RECORDS OF POLK COUNTY

FLORIDA.
Commonly known as: 6775 Highlands

Committing known as. 6775 inginalities Creek Loop, Lakeland, FL 33813

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 fundament 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 see other resurrence against and shall have no other recourse against the Mortgagor, the Mortgagee or the Mort-

gagee's attorney.
DATED October 10, 2025
/s/ Alexandra Kalman
Alexandra Kalman, Esq. Florida Bar No. 109137 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails:

akalman@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Of-fice of the Court Administrator, (863) 534-

4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and ex-

act copy of the foregoing was furnished by U.S. Mail and email, as required, this 10th day of October 2025 to: TÓDD BIRD

6775 Highlands Creek Loop Lakeland, FL 33813 me@toddbird.com DAWNNA BIRD 6775 Highlands Creek Loop

Lakeland, FL 33813 dawnnab@birdfamily.net
HIGHLANDS CREEK PROPERTY OWN-HIGHLANDS CREEK PROPERTY OWN-ERS' ASSOCIATION, INC. A/K/A HIGH-LANDS CREEK HOME OWNERS AS-SOCIATION, INC. A/K/A HIGHLANDS CREEK SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC. c/o Shirley C. Helveston, Registered

POLK COUNTY

Agent 6714 Highlands Creek Loop Lakeland, FL 33813 UNKNOWN TENANT #1 N/K/A CALEB 6775 Highlands Creek Loop Lakeland, FL 33813 UNKNOWN TENANT #2 N/K/A SYDNEY 6775 Highlands Creek Loop Lakeland, FL 33813 /s/ Alexandra Kalman Alexandra Kalman, Esq.

11080-1021733

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA004368 FREEDOM MORTGAGE CORPORA-PLAINTIFF.

VS. FLOYD E. PERKINS A/K/A FLOYD PER-

DEFENDANTS NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of October, 2025, and entered in Case No. 2023CA004368, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FLOYD E. PERKINS AWA FLOYD PER-KINS, PAULA HEITNER, GOODLEAP, LLC AND FLORIDA PINES HOMEOWN-ERS ASSOCIATION 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 at www.polk.featroreciose.cum at 10.00 A.M. on the 10th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 139, FLORIDA PINES PHASE I, AC-

LOT 139, FLORIDA PINES PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 44, 45 AND 46, 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 AFTER

NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE RE-PORTED 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 scrieduled 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 October, 2025. By: _/s/ Liana Hall _____ Liana R. Hall _____ Relay 12042

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 11080-1021741

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CA002742000000 FREEDOM MORTGAGE CORPORA-

PLAINTIFF, ANGEL DAVID FELICIANO SANCHEZ A/K/A ANGEL D. FELICIANO A/K/A AN-GEL D. FELICIANO SANCHEZ, ET AL.,

DEFENDANT(S).
NOTICE OF ACTION TO: Angel David Feliciano Sanchez A/K/A Angel D. Feliciano A/K/A Angel D. Feliciano Sanchez

ciano Sanchez Last Known Address: 904 Chanler Dr, Haines City, FL 33844 Current Residence: UNKNOWN TO: Angel David Feliciano Sanchez A/K/A Angel D. Feliciano A/K/A Angel D. Feliciano Sanchez Last Known Address: 5020 Tignes Ln Apt

Last Known Address: 50/20 Tighes Ln Apt 302, Davenport, FL 33896 Current Residence: UNKNOWN TO: Angel David Feliciano Sanchez A/K/A Angel D. Feliciano A/K/A Angel D. Feliciano Sanchez Last Known Address: 5000 Tignes Ln

Last Known Address: 5000 Tignes Ln #4302, Davenport, FL 33896 Current Residence: UNKNOWN TO: Angel David Feliciano Sanchez A/K/A Angel D. Feliciano A/K/A Angel D. Feliciano Sanchez

Last Known Address: 2331 N Central Ave, Kissimmee, FL 34741
Current Residence: UNKNOWN
TO: Shinoishka L Gervacio Poncedeleon Last Known Address: 904 Chanler Dr, Haines City, FL 33844
Current Residence: UNKNOWN
TO: Shinoishka L Gervacio Poncedeleon Last Known Address: 1771 Saint Paul St Apt 2, Rochester, NY 14621
Current Residence: UNKNOWN
TO: Shinoishka L Gervacio Poncedeleon Last Known Address: 1031 Brentwood Dr, Unit 207 Davenport FL 33837

Last Known Address: 1031 Brentwood Dr, Unit 207, Davenport, FL 33837 Current Residence: UNKNOWN TO: Shinoishka L Gervacio Poncedeleon Last Known Address: 2243 Villa Verano Way Apt 102, Kissimmee, FL 34744 Current Residence: UNKNOWN

TO: Shinoishka L Gervacio Poncedeleon Last Known Address: 2331 N Central Ave Apt 201 Apt 201, Kissimmee, FL 34741 Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for
Foreclosure of Mortgage on the following

roreciosure of Mortgage on the following described property:
Lot 139, Chanler Ridge, according to the Plat as recorded in Plat Book 133, Pages 2 through 7, 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

POLK COUNTY

& SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 11/10/2025 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 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 2nd day of October, 2025. Court this 2nd day of October, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: Ruth Pacheco

By: Ruth Pagneto As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA U.S. BANK TRUST NATIONAL ASSOCI-ATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST,

vs.
TRINITY KAI MCCALL; et al.,
Defendants. Case No: 2025-CA-001624
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated September 25, 2025, and entered in Case No. 2025-CA-001624 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein U.S. BANK TRUST NATIONAL ASSOCIA-TION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST, is the Plaintiff and TRINITY KAI MCCALL; VALERIE SHAYNE MCCALL-CASSADY; TRACIE COSTELLO; ANGELA ROSE; UNKNOWN SPOUSE OF TRINITY KAI MCCALL; UNKNOWN SPOUSE OF MCCALL; UNKNOWN SPOUSE OF VALERIE SHAYNE MCCALL-CASSADY; UNKNOWN SPOUSE OF TRACIC COSTELLO; RONY CIVIL; AIR ASSAULT AIR CONDITIONING & HEATING, INC.; KEVIN SHINN; SAS FLORIDA INVEST-MENT, LLC; STRAUGHN AND TURNER, MENT, LLC; STRAUGHN AND TURNER, P.A.; D&D TRANSMISSION & GENERAL REPAIR, INC.; and RAFAEL GARCIA, are Defendant(s), Stacy M. Butterfield, CPA, Polk County Clerk of Courts, will sell to the highest each but wilder for each but with the control of the county of the coun highest and best bidder for cash at www. polk.realforeclose.com at 10:00 a.m. on October 30, 2025 the following described property set forth in said Final Judgment,

LOT 19, BLOCK I, WALK IN WATER LAKE ESTATES PHASE V, UNIT 2, ACCORDING TO THE MAP OR PLAT

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 72, PAGE 51, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 29 EAST, POLK COUNTY, FLORIDA; RUN NORTH 00 DEGREES 00' 54" EAST 1967.62 FEET TO THE POINT OF BEGINNING, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 00 DEGREES 00'54" EAST, 100 FEET; THENCE WEST 217.96 FEET TO THE POINT OF BEGINNING. THE POINT OF BEGINNING.
Commonly known as: 2024 Lemon Dr,
Lake Wales, FL 33898

Any person or entity claiming an interest in the surplus, if any, resulting from the Fore-closure Sale, other than the property own-er 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 de posit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mort-

gagee's attorney. DATED October 2, 2025 /s/ Alexandra Kalman Alexandra Kalman, Esq. Florida Bar No. 109137 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: akalman@lenderlegal.com EService@LenderLegal.com 11080-1021326

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-003129 DINNER LAKE SHORES HOME

OWNERS ASSOCIATION, INC., Plaintiff,

LATRISSA YOLANDA SPEARS AND SHELTON ANTONIO SPEARS, Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on October 2, 2025 by the County Court of Polk County, Florida, the property described as:

Lot 36, DINNER LAKE SHORES, PHASE ONE, according to the Plat thereof, as recorded in Plat Book 112, Pagc(s) 29 to 31, of the Public Records of Polk County, Florida.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com. on November 7, 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

POLK COUNTY

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.

accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) In this proceeding shall, within seven (t) 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.

/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

10/17-10/24/25LG 2T

IN THE CIRCUIT COURT FOR PROBATE DIVISION File No. 2025CP001987A000BA

IN RECESTATE OF LARRY GENE BORDEN Deceased

NOTICE TO CREDITORS

The administration of the estate of LAR-RY GENE BORDEN, deceased, whose date of death was May 18, 2024; File Number 2025CP001987A000BA, 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 NO-TICE ON THEM.

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: REGINA BORDEN 2645 Shamrock Drive Haines City, FL 33844

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 10/17-10/24/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-001794

IN RE: ESTATE OF THOMAS PATRICK O'GRADY,

NOTICE TO CREDITORS

The administration of the Estate of Thom as Patrick O'Grady, deceased, whose date of death was March 15, 2025, 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 decedent's Estate on whom a copy of this notice is required to be served must file notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is October 17, 2025.

Personal Representative: /s/ John O'Grady John O'Grady 7005 Sarvis St.

POLK COUNTY

Tampa, FL 33637 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 Ave. Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

10/17-10/24/25LG 2T

CIVIL DIVISION Case No. 2025 CC 005081

ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff.

RYAN JOSEPH HAMLET and CHRISTA RYAN JOSEPH HAMLET and CHRISTA CAPRI HAMLET, as husband and wife as tenants by the entirety; UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT,

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursu-NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025 CC 005081, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC. is Plaintiff and RYAN JOSEPH HAMLET and CHRISTA CAPRI HAMLET, as husband and wife as tenants by the entirety band and wife as tenants by the entirety and UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on November 7, 2025, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

Lot 31, Vista Del Lago - Phase III, A Partial Replat, according to the plat thereof, as recorded in Plat Book 184, Page 46, of the Public Records of Polk County, Florida.

Property Address: 245 Hillcrest Drive, Dundee, FL 33838-4452

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida

Dated October 9, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF

10/17-10/24/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-007247

HAMMOCK RESERVE PHASE 1 HOMEOWNERS ASSOCIATION, INC.,

LISAMARIE DIAZ, Defendant.

NOTICE OF ACTION

TO: LISAMARIE DIAZ

3710 Eisel Way, Haines City, FL 33844 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Polk County, Florida:

Lot 41. Hammock Reserve Phase 1 according to the map or plat thereof, as recorded in Plat Book 183, Page(s) 26 through 38, of the Public Records of Polk County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Default date 11/72025.

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

In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administra-tor, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.

WITNESS my hand and the seal of this Court on this 30th day of September,

Stacy M. Butterfield, Clerk of Court By: /s/ Illegible Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 (Continued on next page)

POLK COUNTY

Counsel for Plaintiff

10/17-10/24/25I G 2T

IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT POLK COUNTY, FLORIDA

File No.: 53-2025-CP-002937-A000-BA

IN RE: ESTATE OF WAYNE CLEMENT HARRIGAN Deceased.

NOTICE TO CREDITORS

The administration of the Estate Wayne Clement Harrigan deceased, whose date of death was August 1, 2025 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. (The mailing address is Post Office Box 9000, Drawer CC-4, Bartow, Florida 33831). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE ON 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 THE NOTICE. LICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is October 10, 2025.

Personal Representative: Louis William McHardy, Jr.

6438 Rubia Circle Apollo Beach, FL 33572 Attorney:

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

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000585

IN RE: ESTATE OF RAMON VEGA LAGUER, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Ramon Vega Laguer, deceased, whose date of death was August 4, 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 NOTICE ON THEM.

All other creditors of the decedent and All other dedicts 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 survivby the decedent of the decedent's surviving spouse is property to which the Florida
Uniform Disposition of Community Property Rights at Death Act as described in
ss. 732.216-732.228, applies, or may apply, unless a written demand is made by
a creditor as specified under 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 10, 2025.

Personal Representative: /s/ Karen Vega Laguer Karen Vega Laguer 153 Mockingbird Hill Plant City, FL 33565

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 marlev@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com

LEGAL ADVERTISEMENT

Telephone: (813) 501-5071 Fax: (813) 925-4310

10/10-10/17/25LG 2T

POLK COUNTY

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION Case No. 2025CC-004097-0000-00

THE GROVE HOME OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff.

CHRISTOPHER HARRIS, a single man, and CHANEESE MARIE RIVERA, a single woman, as joint tenants with right of survivorship and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursu ant to a Final Judgment of Foreclosure entered in Case No. 2025CC-004097-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein THE GROVE HOME OWNERS ASSOCIATION, INC. is Plaintiff and CHRISTOPHER HARRIS, a single man, and CHANEESE MARIE RIVERA single woman and UNKNOWN TENANT n/k/a TRACY BRYAN, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on October 31, 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 3, Block 24, The Grove, according to the map or plat thereof, as recorded in Plat Book 65, Page(s) 29, of the Pub-lic Records of Polk County, Florida.

Property Address: 1836 North Crys tal Lake Drive Unit 26, Lakeland, FL

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 ns must file a claim within 60 days after the sale.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated October 2, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

10/10-10/17/25LG 2T

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

CASE NO.: 24-CC-010128 HAMMOCK RESERVE PHASE 1 HOMEOWNERS ASSOCIATION, INC., Plaintiff.

NELSON JOSE RUIZ. Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on September 2025 by the County Court of Polk County, Florida, the property described

Lot 64, HAMMOCK RESERVE PHASE 1, according to the plat as re-corded in Plat Book 183, Page(s) 26 through 38, of the Public Records of Polk County, Florida.

realforeclose.com, on October 31, 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.

"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 Polay Sourice." Florida Relay Service"

/s/ Ciara C. Willis, Esq. Florida Bar No. 125487 cwillis@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff

10/10-10/17/25LG 2T

IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, OF THE STATE OF FLORIDA CIVIL DIVISION

Case No.: 24-CA-003103

ADAD INVEST. LLC. Plaintiff.

NEISHARD MOHAMED. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST NEISHARD MOHAMED, NOT KNOWN TO BE DEAD OR ALIVE Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to

LEGAL ADVERTISEMENT **POLK COUNTY**

a Final Judgment of Foreclosure entered in Case No.: 24-CA-003103, of the Circuit Court of the Tenth Judicial Circuit in and Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein ADAD INVEST, LLC is the Plaintiff and NEIS-HARD MOHAMED, AND ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST NEIS-HARD MOHAMED, NOT KNOWN TO BE DEAD OR ALIVE, are Defendants. STA-CY M. BUTTERFIELD, the Clerk of Court of Polk County will sell the property situated in Polk County, Florida, described as:

Lot 9 in Block 23 of Auburndale Heights, as shown by map or plat thereof recorded in the office of the Clerk of the Circuit Court in and for Polk County, Florida in Plat Book 2, Block 13.

Parcel ID: 25-28-11-336500-023090 Street Address: 518 Orange Street, Auburndale, FL 33823.

at public sale, to the highest and best bidder, for cash, by an electronic sale, bidding begins at 10:00 a.m. ET at https:// www.polk.realforeclose.com on October 31, 2025. Any persons claiming and interest in the surplus for 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 un-

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 Country, Polk Country, Polk Country, Polk Country, Polk Coun y, 255 N. Broadway, Bartow, FL 33830, elephone (863) 534-4000, via Florida Relay Service.

Dated on September 30th, 2025. Attorney for Plaintiff
Perry G. Gruman, Esquire
Perry G. Gruman, P.A.
FBN: 396052 3400 W. Kennedy Blvd. Tampa, FL 33609 813-870-1614 perry@grumanlaw.com

10/10-10/17/25LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY

To: COURTNEY ZANDERS Case No.: CD202506426/D 3410630

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

10/3-10/24/25LG 4T

IN THE CIRCUIT COURT FOR **POLK COUNTY, FLORIDA** PROBATE DIVISION

File No. 2025CP001628

IN RF: FSTATE OF DAVID GARZA Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: DAVID GARZA, JR, UNKNOWN
DAUGHTER AND ANY AND ALL HEIRS OF THE ESTATE OF DAVID GARZA

YOU ARE NOTIFIED that a Notice of Administration has been filed in this court. 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 14, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on September 23, 2025 Stacy M. Butterfield As Clerk of the Court By: s/ Illegibl As Deputy Clerk

10/3-10/24/25LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 004263 NC IN RE: ESTATE OF RICHARD H. SWARTZ, Deceased

NOTICE TO CREDITORS (Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been en-tered in the estate of Richard H. Swartz, tered in the estate of Richard H. Swartz, deceased, File Number 2025 CP 004263 NC, by the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Room 102, Sarasota, FL 34237; that the Decedent's date of death was July 1, 2025; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Terri Lee Swartz, as Co-Trustee of the

LEGAL ADVERTISEMENT

<u>Sarasota county</u> "Richard H. Swartz Revocable Trust" dated November 16, 1987, as amended and restated on August 24, 2015 521 Bayport Way, Longboat Key, FL 34228 Kathy Lynn Weaver, as Co-Trustee of the "Richard H. Swartz Revocable Trust" dated November 16, 1987, as amended and restated on August 24, 2015 1731 SE 43rd Terrace, Ocala, FL 34471

ALL INTERESTED PERSONS ARE NO-TIFIED THAT

All creditors of the estate of the Dece All creditors of the estate of the Dece-dent and persons having claims or de-mands 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 PERI-ODS SET FORTH IN FLORIDA STAT-UTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'S DATE OF DEATH IS BARRED.

The persons giving notice have 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 October 17, 2025.

Persons Giving Notice: /s/ Terri Lee Swartz 521 Bayport Way Longboat Key, Florida 34228 /s/ Kathy Lynn Weaver 1731 SE 43rd Terrace Ocala, Florida 34471 Attorney for Persons Giving Notice:

/s/ Marla D. Bohlander Marla D. Bohlander, Attorney Florida Bar Number: 71514 TRENAM LAW 101 East Kennedy Blvd. Suite 2700 Tampa, Florida 33602 Telephone: (813) 223-7474 Fax: (813) 229-6553 E-Mail: mbohlander@trenam.com Secondary E-Mail: egarcia@trenam.com 10/17-10/24/25 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA. CASE No. 2024 CA 004841 NC NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING PLAINTIFF,

DAVID ZAVALA, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 24, 2025 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on November 18, 2025, at 09:00 AM, at www.sarasota.realforeclose com for the following described property: UNIT 7-101, OF PARKRIDGE, A CONDO-MINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS
INSTRUMENT NO. 2004046838, AND
ANY AMENDMENTS AND/OR, SUPPLEMENTAL DECLARATION THERETO, OF
THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTE-NANT THERETO

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

Fromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Timothy J. Landers Timothy J. Landers FBN 127154

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance or impredictable upon receiving this ance, 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. 11080-1021815

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000863 NC LAKEVIEW LOAN SERVICING, LLC PLAINTIFF.

ROBERT P. NOWLAN, 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 September, 2025, and entered in Case No. 2025 CA 000863 NC , of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and CHRISTINA M. SOUTH-WICK and ROBERT P. NOWLAN are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota. realforeclose.com at 9:00 AM on the 10th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: BEGIN AT THE SOUTHWEST CORNER OF BLOCK B, RIVER PALM SUBDIVI-

LEGAL ADVERTISEMENT SARASOTA COUNTY

THENCE EAST ALONG THE NORTH LINE OF ELLIOTT STREET, 100 FEET FOR A OF BEGINNING; THENCE POINT NORTH PARALLEL TO BAINE ROAD,

150 FEET THENCE EAST AND PARALLEL TO EL-LIOTT STREET, 100 FEET; THENCE SOUTH AND PARALLEL TO BAINE ROAD, 150 FEET TO THE NORTH LINE

OF ELLIOTT STREET; THENCE WEST ALONG SAID NORTH LINE OF ELLIOTT STREET 100 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN

SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, AS PER PLAT THERE-SECTION 36

RECORDED IN PLAT BOOK 7, PAGES 78 AND 78A, OF THE PUBLIC RE-CORDS OF SARASOTA COUNTY, FLORIDA

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING AFEE THE FUNDS APE BEILINDS AFEED THE FUNDS APE FUNDS. AFTER THE FUNDS ARE RE-PORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE If you are a person with a disability who

needs any accommodation in order to participate in this proceeding, you are en-titled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711

Dated this 3rd day of October, 2025. By: ___/s/Liana R. Hall___ Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION File No. 2025 CP 3928 NC

IN RE: ESTATE OF GERASSIMOS PAGOULATOS, Deceased

11080-1021385

NOTICE TO CREDITORS

The administration of the estate of GERASSIMOS PAGOULATOS, Case No. 2025 CP 3928 NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2002 Ringling Boulevard, 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 NO-TICE ON THEM.

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

Notice is October 17, 2025.

The date of the first publication of this

Personal Representative: Michael W. Pagoulatos 1225 Nordland Drive Stoughton, WI 53589 Attorney for Personal Representative: Taso M. Milonas Florida Bar No. 469858 Taso M. Milonas, P.A. 1348 Fruitville Road, Suite 202 Sarasota, FL 34236 Telephone: (941) 954-5410 Facsimile: (941) 954-5490 Primare: (941) 954-5490 tmilonas@wealthlawgroup.com Secondary E-mail: jlockwood@wealthlawgroup.com and service@wealthlawgroup.com

10/17-10/24/25 2T **NOTICE OF ACTION** Sarasota County

BEFORE THE BOARD OF NURSING IN RE: The license to practice Nursing

Jamese M. Bryant, C.N.A. 1852 19th Street

Sarasota, FL 34234 1770 24th Street Sarasota, FL 34234 1931 Central Avenue Sarasota, FL 34234

CASE NO.: 2023-32202 LICENSE NO.: CNA343382

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Linda B. Kipling, Assistant General Coun-

(Continued on next page)

LA GACETA/Friday, October 17, 2025/Page 35

LEGAL ADVERTISEMENT

SARASOTA COUNTY

sel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9861.

If no contact has been made by you concerning the above by November 21, 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. Tele-

LEGAL ADVERTISEMENT

SARASOTA COUNTY phone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

10/10-10/31/25LG 4T IN THE CIRCUIT COURT OF THE

12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA Case No.: 2025DR5199NC CRISTIANE FERNANDES

and TREVOR JOHN BILODEAU

Respondent NOTICE OF ACTION FOR

LEGAL ADVERTISEMENT **SARASOTA COUNTY**

DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: TREVOR JOHN BILODEAU Last known address: 19369 US Highway 19, Apt 413 Clearwater FL 33764

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 CRISTIANE FERNANDES, whose address is 10101 Morning Mist Ln, Sarasota, FL 34241 on or before 11/10/2025, and file the original with the clerk of this Court at 2000 Main Street, Sarasota, FL 34237 before service on Pe-

LEGAL ADVERTISEMENT SARASOTA COUNTY

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

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Ap-Deputy Clerk

LEGAL ADVERTISEMENT

Sarasota County

proved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address(es) on record at the clerk's

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

Dated 10/06/2025 Karen E. Rushing, Clerk Clerk of the Circuit Court By: /s/ Jason Bolden

10/10-10/31/25LG 4T

CITY OF TAMPA NOTICE OF PUBLIC HEARING AMENDMENT TO THE TAMPA COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Tampa City Council will hold a public hearing to consider the adoption of the below proposed amendments to the City of Tampa Comprehensive Plan on Thursday, October 30, 2025, beginning at 5:01 p.m., or as soon thereafter as may be heard.

TA/CPA25-09: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 1703 North 24th Street, 1701 North 25th Street, 2602 East 7th Avenue, 2623 East 8th Avenue, 2622 East 7th Avenue, 2624 East 7th Avenue, 2702 East 7th Avenue, 2706 East 7th Avenue, 2615 East 7th Avenue, 2703 East 7th Avenue, 2707 East 7th Avenue, 2705 East 7th Avenue, 2709 East 7th Avenue, 2805 East 7th 7th Avenue, Unit ½, 2901 East 7th Avenue and 2915 East 7th Avenue from Light Industrial (LI) and General Mixed Use-24 (GMU-24) to Urban Mixed Use-60 (UMU-60) and Community Commercial-35 (CC-35). The approximate size of the property is 7.42 acres and is located within the Central Tampa Planning District.

CIS - FY26-FY30: A publicly initiated text change to review and adopt the Capital Improvement Program and Capital Improvements Section Schedule of Projects by replacing the Fiscal Year 2025 through Fiscal Year 2029 Capital Improvements Section Schedule of Projects with the Fiscal Year 2026 through Fiscal Year 2030 Capital Improvements Section Schedule of Projects, as more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

NOTICE IS HEREBY GIVEN that the Tampa City Council will hold a public hearing to consider the transmittal to the Florida Department of Commerce of the below proposed amendment to the City of Tampa Comprehensive Plan on Thursday, October 30, 2025, beginning at 5:01 p.m., or as soon thereafter as may be heard. TA/CPA25-06: A publicly initiated text amendment updating the Recreation and Open Space, Capital Improvements, Solid Waste, Intergovernmental Coordination and Definitions Sections of the Comprehensive Plan.

The Tampa City Council meeting will be held in City Council Chambers, Third Floor, Old City Hall, 315 East Kennedy Boulevard, Tampa, FL 33602. Interested members of the public can attend the public hearing in person in City Council chambers in Old City Hall or virtually participate in this public meeting by using what is referred to by the State of Florida statutes and rules as "Communications media technology" ("CMT").

TO PARTICIPATE REMOTELY IN PUBLIC HEARINGS USING CMT, PRE-REGISTRATION IS REQUIRED

Comments specific to a public hearing will be heard when it appears on the agenda.

Instructions for participating in quasi-judicial and legislative public hearings are available at:

https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621

Please note: In order to participate in quasi-judicial matters remotely via CMT, cell phones and smartphones are not compatible as they will not allow you to share your camera when connected. You must have access to a communications media device such as a tablet or a computer equipped with a camera and microphone that will enable you to be seen (video) and heard (audio) by the City Council and all other participants.

Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

A copy of the proposed amendments is available on the Hillsborough County City-County Planning Commission's website at http://www.planhillsborough.org/. The Planning Commission may be contacted at (813) 272-5940.

In accordance with Section 286.0105, Florida Statutes, any person who decides to appeal any decision of the Tampa City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARequest.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC

CITY CLERK 10/17/25LG 1T

Solicitation Advertisement REQUEST FOR QUALIFICATIONS (RFQ) FOR CONTINUING GENERAL CONSULTING SERVICES

TAMPA INTERNATIONAL, PETER O. KNIGHT, PLANT CITY, AND TAMPA EXECUTIVE AIRPORTS HILLSBOROUGH COUNTY AVIATION AUTHORITY (AUTHORITY)

Sealed proposals for the above referenced solicitation will be received from firms by the Authority electronically at www.TampaAirport.com > Business & Careers > Business Opportunities >

Solicitations. Solicitation documents and detailed requirements will be available on the Tampa International Airport website at www.TampaAirport.com > Business & Careers > Business Opportunities > Solicitations on or about October 8, 2025.

10/10-10/17/25LG 2T

NOTICE OF INTENT

This is a notice of intent to designate one additional position in the Hillsborough County Property Appraiser's office for inclusion in the Senior Management Class of the Florida Retirement System as per section 121.055 of the Florida Statutes, which becomes effective October 29, 2025. The designated position is Deputy Administrator.

Bob Henriquez, Property Appraiser

10/17-10/24/25LG 2T

NOTICE OF REQUEST FOR PROPOSALS Hillsborough College is accepting proposals for the following:

RFP # 2928-26 Air Filter Replacement Services College-wide Due Date: November 3, 2025 before 10:00 a.m. ET For More information, please visit: www.hccfl.edu/resources/vendors/

and click on "Competitive Solicitations"

10/17/25LG 1T

NOTICE OF INTENT TO SELL

Pursuant to Section 373.089, Florida Statutes, the Southwest Florida Water Management District intends to sell certain lands owned by the District: SWF Parcel 13-001-765S (TBC-33)

Real estate in Hillsborough County consisting of approximately .56 acres in Section 23, Township 29 South, Range 19 East. The Property Appraiser for Hillsborough County, Florida, identifies this property as a portion of A-21-29-19-PRV-000000.00005.0.

Specifications may be obtained from the District by calling 352-796-7211 or 1-800-423-1476 (Florida only).

10/17-10/31/25LG 3T

HILLSBOROUGH TRANSIT **AUTHORITY (HART)**

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

Upcoming opportunities:

- Cummins Diagnostic and Repair Support
- Life, AD&D and LTD
- Emerging Technology and Amenities
- HP EliteBook Laptop and Docks

The solicitation documents are available to download from Bonfire at https://gohart.bonfirehub.com

All inquiries pertaining to the solicitations may be directed to: (813) 384-6383 or e-mail at zickefoosec@goHART.org.

10/17/25LG 1T

Advertisement

Professional Property Management Services for Meridian River Development Corporation (MRDC) **REQUEST FOR PROPOSALS** Solicitation No. FY25-RFP-01 October 6, 2025

The Housing Authority of the City of Tampa (THA), is seeking proposals from qualified firms to provide Professional Property Management Services for Meridian River Development Corporation (MRDC). The Authority intends to award a single contract to the most responsive individual or firm whose experience and fee is most advantageous to the Authority. The form of contract will be a one-year base contract with the option of extending for an additional year to year period not to exceed five (5) years. The contract will allow for an indefinite quantity delivery of services under a task order-based contract to the selected Property Management Firm.

Complete details of the requirements are contained in the official Request for Proposal package. Qualified firms may request copies of the RFP online at www.TampaHA.org (click on menu, procurement, and follow the prompts), by calling the THA Contracting Office at 813-341-9101 ext. 3480, or by visiting the contracting offices located at 5301 West Cypress Street, Tampa Florida 33607.

All perspective firms must obtain an official copy of the RFP from THA in order to be considered.

The deadline for submitting proposals is Monday, November 10, 2025, 2:00 PM (EST).

THE HOUSING AUTHORITY OF THE CITY OF TAMPA IS AN EQUAL OPPORTUNITY EMPLOYER.

BY ORDER OF JEROME D. RYANS, PRESIDENT/CEO.

10/10-10/17/25LG 2T

Broadway Holdings Brownfield Redevelopment Area PUBLIC HEARING / MEETING NOTICE

Pursuant to the Florida Brownfield Redevelopment Act, Section 376.80, Florida Statutes, a public hearing (community meeting) will be held at 5:30 p.m. until no later than 6:30 p.m., on Monday, November 3, 2025, in the Roland Manteiga Event Room at the Hilton Garden Inn Tampa Ybor Historic District located at 1700 East 9th Avenue, Tampa, Florida 33605. The purpose of the community meeting is to take public comments and suggestions on the proposed rehabilitation and redevelopment of property located at 1810 North 57th Street, Tampa, Florida 33619 (Property Information Number: A-15-29-19-4CM-000000-00011.0; Folio:160013-0000) and 1921 North 53rd Street, Tampa, Florida 33619 (Property Information Number: A-15-29-19-4CM-000000-00027.0; Folio: 160034-0000).

In addition, the community meeting will provide an opportunity for public input to discuss the size of the area, objectives for rehabilitation, job opportunities, and economic development anticipated, neighborhood residents' considerations, and other relevant legal concerns.

Broadway Holdings, LLC is proposing designation of the property as a "Brownfield Area" in accordance with the Florida Brownfield Redevelopment Act. Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination. For further information on the November 3, 2025 community meeting or for information on the designation process, please contact the applicant's representative, George F. Gramling, III, who can be reached by telephone at (813) 259-1060, U.S. Mail at Gramling Environmental Law, P.A., 118 South Newport Avenue, Tampa, Florida 33606, or by email at george@gramlinglaw. com. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact Mr. Gramling at (813) 259-1060 at least twenty-four (24) hours prior to the date of the meeting. 10/17/25LG 1T

The Housing Authority of the City of Lakeland will be only accepting Online Applications (Electronically Completed Applications Only) for the Public Housing Micro-Cottages at **Williamstown Waiting List**

Must be at Least 62 years old **Property has 1 and 2 bedrooms**

Monday, October 20th, 2025, at 8:00am and will close on Friday, October 24th, 2025, at 11:59 PM. **HOW TO APPLY:**

Applicants must apply online: by using the LHA portal link shown below.

• Application Portal Website: myportal.lakelandhousing.org

Once you have registered you will be directed to the home page where you will see the open waiting lists you would like to apply for.

For reasonable accommodations please contact our Intake & Occupancy department at email addresses: phintake@lakelandhousing.org

> Lakeland Housing Authority 430 Hartsell Ave Lakeland FL 33815 (863)687-2911 EXT: 1007

The family's yearly gross income may not exceed the low-income limits of: Public Housing

5 Person

6 Person

7 Person

\$51,650

8 Person

\$55,000

4 Person

3 Person

	Number of Be	edroom	Number of persons			
			Minimum	1	Maximum	
	0		1		1	
	1		1		2	

\$37,500 \$41,650 \$45,000 \$48,350

La Autoridad de Vivienda de la Ciudad de Lakeland solo aceptará solicitudes en línea (solo solicitudes completadas electrónicamente) para la lista de espera de Micro-Cottages de vivienda pública en Williamstown

> Debe tener al menos 62 años de edad La propiedad tiene 1 y 2 dormitorios

Lunes 20 de octubre de 2025 a las 8:00 a.m. y cerrará el viernes 24 de octubre de 2025 a las 11:59 p.m. **CÓMO APLICAR:**

Los solicitantes deben presentar su solicitud en línea: mediante el enlace del portal de LHA que se muestra a continuación.

• Sitio web del portal de solicitudes: myportal.lakelandhousing.org

Una vez que se haya registrado, se le dirigirá a la página de inicio donde verá las listas de espera abiertas a las que le gustaría postularse.

Para acomodos razonables, comuníquese con nuestro departamento de Admisión a las direcciones de correo electrónico: phintake@lakelandhousing.org Autoridad de Vivienda de Lakeland 430 Hartsell Ave

Lakeland Florida 33815 (863)687-2911 EXT: 1007

El ingreso bruto anual de la familia no puede exceder los límites de bajos ingresos de: Vivienda pública 1 Persona 2 Personas 3 Personas 4 Personas 5 Personas 6 Personas 7 Personas 8 Personas

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l	\$29,200	\$33,350	\$37,500	\$41,650)	\$45,000	\$48	3,350	\$51,650	\$55,000
	Nún	nero de habitad	iones		Número of personas					
ı					Mínimo Máximo					



2 Person

1 Person

\$29,200 \$33,350



10/17/26LG 1T