#### **CITRUS COUNTY**

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

CIVIL DIVISION
CASE NO.: 2025 CA 000345 A
NATIONSTAR MORTGAGE LLC

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

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

Michael Leonard Last Known Address: 3722 N. Webb St, Hernando, FL 34442

Current Residence: UNKNOWN TO: Michael Myron Walker

TO: Michael Myron Walker
Last Known Address: 4418 25th Ave N, St.
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 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

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. 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 file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the

relief demanded in the complaint
If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700.

WITNESS my hand and the seal of this Court this 10th day of October, 2025. 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 CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 000776 A

IN RE: ESTATE OF WALTER W. WEBER Deceased.

### **NOTICE TO CREDITORS**

The administration of the estate of WAL-The administration of the estate of WAL-TER W. WEBER, deceased, whose date of death was August 5, 2024; File Num-ber 2025 CP 000776 A, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Ave., Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative: CAROL MARIE WEBER F/N/A CAROL SAPONARO 28 Holly Court Homosassa, FL 34446

Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN 146528 <u>AFD@GendersAlvarez.com</u> 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

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR

#### CITRUS COUNTY

CITRUS COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 2025-CA-000492

CHRISTOPHER PETYS, As Personal Representative of the ESTATE OF MARIA PETYS, Plaintiff.

The Unknown Heirs, Devisees, Grantees Assignees, Lienors, Creditors, Trustees, and all other parties Claiming interest by, through, under, or against the ESTATE OF STEVEN B. NEMETH; and The Unknown Heirs, Devisees, Grantees Assignees, Lienors, Creditors, Trustees, and all other parties Claiming interest by, through, under, or against the ESTATE OF ELIZABETH A. NEMETH, Defendants.

#### NOTICE OF ACTION

TO: The Unknown Heirs. Devisees. Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the ESTATE OF STEVEN B. NEMETH: and

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the ESTATE OF ELIZABETH A. NEMETH:

YOU ARE HEREBY NOTIFIED of an action to Quiet Title to Real Property has be filed in regards to the following property:

Lots 18 and 19 in Block 25 - HOMO-SASSA PARK ESTATES OF HOMO-SASSA FARK ESTATES OF HOMO-SASSA FILLS UNIT 2 – according to the map or plat thereof as recorded in Plat Book 4, page 130, public records of Citrus County, Florida.

Commonly known as: 6606 South Buchen Point, Homosassa, FL 34446 Parcel ID: 18E20S070010 00250 0180

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trust-ees, and all other parties claiming interest by, through, under, or against the ESTATE OF STEVEN B. NEMETH; And The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under, or against the ESTATE OF ELIZABETH A. NEMETH have been identified as having a potential interest in the outcome of the proceedings.

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 Plaintiffs attorney, Zoecklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice the nature of this repulsion. lication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property.

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

DATED at Citrus County, Florida this 6th day of October, 2025

Citrus County Clerk of the Circuit Court By: s/ Jackie Deputy Clerk

10/24-11/14/25LG 4T

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

CASE NO.: 2025 CA 000519 A

TDP-FL LLC. Plaintiff,

ESTATE OF STANLEY SKOVRON, UNKNOWN HEIRS OF STANLEY SKOVRON, ESTATE OF MARY SKOVRON, UNKNOWN HEIRS OF MARY SKOVRON and TINA VITA **ESTHMAN** Defendants

### NOTICE OF ACTION

TO: ESTATE OF STANLEY SKOVRON ADDRESS UNKNOWN

UNKNOWN HEIRS OF STANLEY SKOVRON ADDRESS UNKNOWN

ESTATE OF MARY SKOVRON ADDRESS UNKNOWN

UNKNOWN HEIRS OF ADDRESS UNKNOWN

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CIT-RUS COUNTY, FLORIDA, TO WIT: APN 17E18527-280B0-0310

CRYSTAL RIVER VLG UNREC SUB LOTS 31 & 32 BLK B DESC IN OR BK 425 PG 849, OR BK 428 PG 472 & OR

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 N Apopka Ave, Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against vou for the relief demanded in the Comyou for the relief demanded in the Com-

DATED this 24th day of September, 2025. Citrus County Clerk of the Circuit Court By: s/ Amy Holmes As Deputy Clerk C.W. Wickersham, Jr., P.A.

10/24-11/14/25LG 4T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION

### **CITRUS COUNTY**

File No. 2025-CP-000851

IN RF: ESTATE 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 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: 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, Frontia 37-56 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

### **HERNANDO COUNTY**

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

CIVIL DIVISION CASE NO. 25000562CAAXMX

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING

Plaintiff,

AMY B. MAWSON; et al. Defendants

## NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: AMY B. MAWSON WHOSE LAST KNOWN ADDRESS IS 10280 BANNISTER ST, SPRING HILL, FLORIDA 34608

UNKNOWN SPOUSE OF AMY B. ON WHOSE ADDRESS IS UNKNOWN

YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit: ALL THAT CERTAIN LAND SITUATE IN HERNANDO COUNTY, STATE OF

**FLORIDA** LOT 11, BLOCK 438, SPRING HILL UNIT 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT THEREOF, RE RECORDS OF HERNANDO COUNTY, FLORIDA.

more commonly known as 10280 BANNIS-TER ST, SPRING HILL, FLORIDA 34608.

This action has been filed against you, and you are required to serve a you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before November 28, 2025, and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or impediately the professor attorney. mediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prioceeding sirali, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hernando County, 20 N. Main Street, Brooksville, FL 34601, County Phone: 352-754-4201 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 20th day of October, 2025.

Doug Chorvat, Jr., Clerk of Circuit Court Hernando County, Florida By: s/ Illegible

Deputy Clerk 25-F001575

10/24-10/31/25LG 2T

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

### **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,

LEONARD SAMPSON, et al., Defendants. Case No: 25000108CAAXMX NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant 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 NOTICE IS HEREBY GIVEN that pursuant 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, FI ORIDA

Property Address: Parcel #: R27 222 19 2730 00B0 0050 2/30 0080 0080
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

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 EService@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 day 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

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 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 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 (35.) 75.4 4402 (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

## **HERNANDO COUNTY**

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

> IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-870

IN RE: ESTATE OF JEANETTE GAYE MORGAN A/K/A JEANETTE BUTLER MORGAN Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Jeanette Gaye Morgan a/k/a Jeanette Butler Morgan, deceased, whose date of death was May 20, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601 The names and addresses of the personal representative and the personal representative's attorney are set forth below

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of decedents 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 be under a written depend in many large and by apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

NOTWITHSTANDING THE TIME 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 24, 2025.

Personal Representative: Kathleen Desavino 786 Bogert Road River Edge, New Jersey 07661 Attorney for Personal Representative: /s/ Benjamin C. Sperry Benjamin C. Sperry, Attorney Florida Bar Number: 84710

Florida Bar Number: 84/10 SPERRY LAW FIRM 1607 S. Alexander Street, Suite 101 Plant City, Florida 33563-8421 Telephone: (813) 754-3030 Fax: (813) 754-3928 E-Mail: bcsperry@sperrylaw-pc.com Secondary E-Mail:

pleadings@sperrylaw-pc.com 10/24-10/31/25LG 2T

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

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.

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: 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 Fax: (813) 254-5222 Eservice for all attorneys listed above:

### **HERNANDO COUNTY**

GADeservice@GendersAlvarez.com 10/17-10/24/25LG 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

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 Lauder-dale, 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 week for four (4) consecutive weeks in Gaceta Newspaper pursuant to the Order Granting Plaintiff's Motion for Service by Publication dated September 17, 2025.

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

Doug Chorvat Jr. Hernando County Clerk & Comptroller By: /s/ Elizabeth Markidis Deputy Clerk

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

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

#### **HILLSBOROUGH COUNTY**

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-3322 Division A

IN RE: ESTATE OF JOSE A. ROBLES A/K/A JOSE ANGEL ROBLES Deceased.

### **NOTICE TO CREDITORS**

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 Jose A. Robles a/k/a Jose Angel Robles, deceased, File Number 25-CP-3322, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602; that the decedent's date of death was July 1, 2025; that the total value of the estate is \$23,557.82 and that the names and addresses of those to whom it has been assigned by such order are:

Address Joellyn Robles 2714 W. Gray St. Tampa, FL 33609 Oscar Robles 10809 N. 62nd St. Temple Terrace, FL 33617 19630 Woodland Manor Pl. Ines Marie Lutz, FL 33549

ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the deceden 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 DECEDENT'S DATE OF DEATH IS BARRED.

The personal representatives 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 written demand must be filed with the clerk.

The date of first publication of this Notice is October 24, 2025.

Person Giving Notice: Joellyn Robles 2714 W. Gray Street Tampa, FL 33609

Attorney for Person Giving Notice: /s/ Lorien Smith Johnson Florida Bar Number: 26662 LORIEN S. JOHNSON, PLLC 1520 W. Cleveland Street Tampa, FL 33606 Telephone: (813) 758-3492 E-Mail: lsjohnson@loriensjohnson.com Secondary E-Mail:

### **HILLSBOROUGH COUNTY**

admin@loriensiohnson.com

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003620

Division A

IN RE: ESTATE OF SALLY C. CIKA a/k/a Sally Carol Cika,

Deceased.

#### **NOTICE TO CREDITORS**

The administration of the Estate of Sally Cika a/k/a Sally Carol Cika, deceased whose date of death was September 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 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. The written demand must be filed with the Clork. 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 the first publication of this notice is October 24, 2025.

Personal Representative: Nancy Shurlow 1061 Parkview Boulevard Pittsburgh, PA 15217

Attorney for Personal Representative: Robert H. Mohr
Florida Bar No. 0211575
Law Office of Robert H. Mohr
137 S. Pebble Beach Blvd., Suite 100 Sun City Center, FL 33573 Telephone: (813) 634-5500 Facsimile: (813) 634-5501 office@roberthmohr.com

10/24-10/31/25LG 2T

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

File No. 25-CP-003570

IN RE: ESTATE OF BETTY JEAN WILLIAMS 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 BETTY JEAN WILLIAMS, deceased, File No. 25-CP-003570, by the Circuit Court for Hilsborrough County, Florida, Probate Division the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was July 9, 2025; that the total value of the estate is \$61.281.76 total value of the estate is \$61,281.76 (approximate) 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: BRIAN TODD HOLLOWAY, 1950 Samantha Lane, Valrico, Florida 33594; TERRI ELIZABETH HOLLOWAY, 3520 SE 93rd Place, Ocala, Florida, 34480; LISA LEIGH HOLLOWAY, 97 Attala Court N, Ellijay, Georgia 30540; ROBIN LYN HUFFMAN, 2951 SW 66th Street, Ocala, Florida 34476; LAURA MC-INTYRE MEYER, 97 Attala Court N, Ellijay, Georgia 30540;

jay, Georgia 30540. 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 24, 2025.

Petitioner: /s/ BRIAN TODD HOLLOWAY 1950 Samantha Lane Valrico, Florida 33594

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

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

#### HILLSBOROUGH COUNTY

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-DR-010990

Division: B IN RE: ADOPTION OF

A.G.G., Adoptee

NOTICE OF HEARING AND NOTICE OF ACTION TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: ANDRES FELIPE LONDONO GIRALDO Address Unknown

A petition to terminate parental rights pending adoption has been filed. A Copy of the Petition and Copies of all court documents in this case, including or-ders, are available at the Clerk of the Circuit Court's office, 800 E Twiggs St, Tampa, FL 33602. You may review these documents upon request.

The minor child is identified as follows: Name of child on birth certificate: A.L.G. Date of Birth: 08/12/2014 Place of Birth: Miami, Florida NAME TO BE GIVEN TO CHILD

A.G.G. Physical Description of Respondent: Age: 43, DOB 08/13/1981 Race: White

Hair Color: Black/Dark Brown Eve Color: Brown

Approximate Height: 5'7' Approximate Weight: 150 LBS

There will be a hearing on the petition to terminate parental rights pending adoption on NOVEMBER 24, 2025 at 11:00 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this

FAILURE TO TIMELY FILE A WRIT-TEN RESPONSE AND APPEAR AT THE HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL TERMINATE PARENTAL RIGHTS.

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602-4935, before NOVEMBER 24, 2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, 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 e-mailed to the addresses on record at the clerk's office.

Dated 10/21/2025 Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk

10/31-11/21/25LG 4T

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

CIVIL DIVISION CASE NO. 25-CA-007972

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND Plaintiff.

MARTIZA L. MOLINA; et al.

### NOTICE OF ACTION FORECLOSURE

**PROCEEDINGS - PROPERTY** TO: MARTIZA L. MOLINA WHOSE LAST KNOWN ADDRESS IS 8543 N HYALEAH RD, TAMPA, FL 33617 UNKNOWN SPOUSE OF MARTIZA L. MOLINA WHOSE LAST KNOWN ADDRESS IS UNKNOWN

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

ALL THAT CERTAIN LAND SITUATE IN HILLSBOROUGH COUNTY, FLOR-IDA. VIZ:

LOT 22, BLOCK 2, RIVER MANOR SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 87, PAGE(S) 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORI-

more commonly known as 8543 N HYA-LEAH RD, TAMPA, FL 33617-6405.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 11/25/2025, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately the proper ately thereafter; otherwise a default will be entered against you for the relief de-manded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hillsborough County, 800 E. Twiggs Street, Floor 5, Tampa, Florida 33602, County Phone: (813) 276-8100 via Florida Relay Service" WITNESS my hand and seal of this Court on the 20th day of October, 2025.

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

### **HILLSBOROUGH COUNTY**

25-F001526

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002891 IN RE: ESTATE OF ELIO IGNACIO LINARES

#### NOTICE TO CREDITORS (Summary Administration)

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 Elio Ignacio Linares, deceased, File Number 2025-CP-002891, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was May 5, 2025; that the total value of the estate is \$30,351.80 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name Jose I. Linares 7517 Caron Road Tampa, Florida

Cindy M. Linares 7517 Caron Road Tampa, Florida 33615

33615

TIFIED THAT:

Luis J. Linares 7517 Caron Road Tampa, Florida 33615 ALL INTERESTED PERSONS ARE NO-

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. 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 24, 2025.

Person Giving Notice: Cindy M. Linares 7517 Caron Road Tampa, Florida 33615 Attorney for Person Giving Notice:

J. Randy Edmonson E-mail Address: randy@dewittlaw.com Florida Bar No. 85858 DeWitt Law Firm, P.A. 1560 W. Cleveland Street Tampa, Florida 33606

10/24-10/31/25LG 2T

#### IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003150 Division B

IN RE: ESTATE OF JULIE PETTINGILL, a/k/a JULIE A. PETTINGILL

### NOTICE TO CREDITORS

(summary administration) ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Julie Pettingill, deceased. File Number 25-CP-003150, by the Circuit Court for Hillsborough County Florida, Probate Division, the address of which is PO Box 3360, Tampa, FL 33601; that the decedent's date of death was March 16th, 2025; that the total value of the estate is \$17,000.00 and that the name and address of those to whom it has been assigned by such order is:

Julie Pettingill Trust u/a/d July 17, 2024 Tonia Erickson Successor 3900 Poplar Grove Road Cookeville TN 38506

ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERI-FORTH IN FLORIDA STA 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 24, 2025.

Person Giving Notice: Tonia Erickson, Successor Trustee 3900 Poplar Grove Road Cookeville, TN 38506

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

10/24-10/31/25LG 2T IN THE COUNTY COURT OF THE

#### THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CC-21207

Division M

CANTERBURY TRAIL AT CROSS CREEK HOMEOWNER'S ASSOCIATION, INC., Plaintiff.

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

#### **HILLSBOROUGH COUNTY**

CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ISHMAEL YASHA MALONE, DECEASED, Defendant.

#### NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ISHMAEL YASHA MALONE, DECEASED 6256 Bradford Wood Dr.

Zephyrhills, FL 33542

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

Lot 16, Cross Creek Gardens Subdivision, according to the map or plat there-of, as recorded in Plat Book 107, at Page 122 the Public Records of Hillsborough County, Florida.

And more commonly known as: 18002 New Wales Place, Tampa, Florida 33647 Has been filed against you, and that you ras been med against you, and that you are required to serve a copy of your written defenses, if any, to it on TIFFANY LOVE, ESQUIRE, Plaintiff's attorney, whose adress is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa, FL 33602, on or before 11/6/2025, a date within 30 days after the first publication of the in 30 days after the first publication of the notice in La Gaceta and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the ADA coordina-tor not later than seven (7) days prior to the proceeding at (813) 276-8100. If hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

DATED on October 1, 2025 Victor Crist, Hillsborough County Clerk of Court, 800 E Twiggs St, Tampa FL 33602 By: /s/ Jennifer Taylor Deputy Clerk Adams and Reese LLP

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File Number: 25-CP-003540 Div: A

In Re: Estate of Daniel Joseph O'Neal III. Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Daniel Joseph O'Neal III, deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 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 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 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 pub is October 24, 2025

Personal Representative: Marvin Patrick Socha 3103 W El Prado Blvd, Unit B Tampa, FL 33629

Attorney For Personal Representative: Anthony DiPierro Jr. E-Mail: anthony@dipierrolaw.com Florida Bar No. 121504 2901 W Busch Blvd, Suite 301 Tampa, FL 33618-4565 Telephone: 813-933-7144

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003470

Division A

IN RE: ESTATE OF MARLENE ENGELSON POWERS, A/K/A MARLENE ANN POWERS Deceased.

### **NOTICE TO CREDITORS**

The administration of the estate of Marlene Engelson Powers, a/k/a Marlene Ann Powers, deceased, whose date of death Powers, deceased, whose date of death was August 25, 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 addresses of the personal representative and the personal representative's attorney

(Continued on next page)

forth below.

HILLSBOROUGH COUNTY

All creditors of the decedent and other

persons having claims or demands against

decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 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

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

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

be filed with the clerk.

FOREVER BARRED.

is October 24, 2025.

Personal Representative:

### HILLSBOROUGH COUNTY

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 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 OF THIS NOTICE OF THIS NOTICE OF THIS NOTICE OF T 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 24, 2025.

Personal Representative: Nancy Engelson Alston 12697 N. Boulevard Tampa, Florida 33612

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

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

FILE NO. 25-CP-003102 **DIVISION B** IN RE: ESTATE OF

TODD KINGSLEY, Deceased

#### NOTICE TO CREDITORS

administration of the estate of

TODD KINGSLEY, deceased, whose date

### HILLSBOROUGH COUNTY

of death was April 3, 2025, and whose social security number is XXX-XX-0048, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney. 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 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 24, 2025.

Personal Representative: Cynthia L. Kingsley 6010 Bob Head Road Plant City, FL 33565

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

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003505 Division A

IN RE: ESTATE OF RICHARD ALLEN BOYNTON Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Richard Allen Boynton, deceased, whose date of death was July 22, 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

#### NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Wednesday, November 12, 2025, to determine

Vacating Petition V24-0012, vacate portion of unimproved platted public right-ofway lying within the plat of Orangeland, as recorded in Plat Book 10, Page 14, of the Public Records of Hillsborough County, Florida, located in Section 20, Township 29S, Range 20E, abutting folio 068128-0400

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

For questions related to this vacate petition, please contact Facilities Management & Real Estate Services Department in advance of the meeting by email at <a href="mailto:RP-Vacating@hcfl.gov">RP-Vacating@hcfl.gov</a> or by phone at (813) 276-2825.

**PARTICIPATION OPTIONS.** All interested parties are invited to appear at the meeting in person or virtually. For more information on how to view or participate in a meeting, visit: <a href="https://hcfl.gov/government/meeting-information/sign-up-to-speak-at-a-meeting">https://hcfl.gov/government/meeting-information/sign-up-to-speak-at-a-meeting</a>.

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

10/24-10/31/25LG 2T

### NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Wednesday, November 12, 2025, to determine

Vacating Petition V22-0016, vacate a portion of a platted public drainage easement lying within the plat of Bloomingdale Section "AA/GG" Unit 3 Phase 2, as recorded in Plat Book 78, Page 36, of the public records of Hillsborough County, Florida, located at 4407 Swift Circle, within folio number 088067-5926, in Brandon.

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

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

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

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

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

Listen to the meeting on smart phones by going to the above YouTube link

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

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

10/24-10/31/25LG 2T

### HILLSBOROUGH COUNTY

Sarah Boynton 6357 Bahia Del Mar Blvd., Unit 505 St. Petersburg, Florida 33715

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

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Freedom Mortgage Corporation Plaintiff(s) Plaintiff(s), CASE NO.: 2023CA012010

GENERAL CIVIL DIVISION: GENERAL CIVIL DIVISION:
BENJAMIN JACOB MEYERS,
MICHELLE MEYERS, STONERIDGE
AT AYERSWORTH COMMUNITY
ASSOCIATION, INC., AYERSWORTH
GLEN HOMEOWNERS' ASSOCIATION,

OUT OF THE PROPERTY OF THE PRO INC., AND UNKNOWN TENANT POSSESSION OF THE SUBJI THE SUBJECT PROPERTY Defendant(s). NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the

14th day of October, 2025, and entered in Case No. 2023CA012010, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation

### NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Wednesday, November 12, 2025, to determine

Vacating Petition V25-0013, vacate portion of a platted public utility easement, lying within the plat of Lakeview Village Section "B" Unit 1, as recorded in Plat Book 56, Page 42, of the public records of Hillsborough County, Florida, located at 1328 Corner Oaks Drive, within folio number 067494-0128, in Brandon.

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

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

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

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

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

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

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

10/24-10/31/25LG 2T

### NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be heard by the Board of County Commissioners of Hillsborough County, Florida, 2nd Floor, County Center, 601 East Kennedy Boulevard, Tampa, Florida at 9:00 A.M., Wednesday, November 12, 2025, to determine

Vacating Petition V24-0015, vacate a portion of the platted ROW in Oakland Hills plat book 24 Page 7, of the public records of Hillsborough County, Florida, located in Section 11, Township 29 S, Range 19 E, within folios: 042388-0000 & 042387-

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

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

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

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

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

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

10/24-10/31/25LG 2T

### HILLSBOROUGH COUNTY

is the Plaintiff and BENJAMIN JACOB MEYERS, MICHELLE MEYERS, STONERIDGE AT AYERSWORTH COMMUNITY ASSOCIATION INC AND AYERSWORTH GLEN HOMEOWNERS' ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and heat hidden for each of the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10 A.M. on the 16th day of December, 10 A.M. On the 16th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 201, IN BLOCK 10 OF AYERSWORTH GLEN PHASE 3C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 143, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

OF HILLSBOROUGH COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS AFTER 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 are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice 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

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 16th 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 2.516 ESERVICE@MGS-LEGAL.COM

11080-1023070

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

CASE NO.: 23-CA-015282 NATIONSTAR MORTGAGE, LLC PLAINTIFF, DEMETRIC O'NEAL, ET AL., **DEFENDANTS** 

RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated October Foreclosure Sale Date dated October 16, 2025 and entered in Case No. 23-CA-015282, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and DEMETRIC O'NEAL; SHELL POINT COMMUNITY ASSOCIATION, INC. and AQUA FINANCE, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best

Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com at 10:00 A.M. on the 15th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 516, SHELL COVE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 137, PAGES 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,

HILLSBOROUGH

OF HILLSBOROUGH COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM YOU WILL NOT BE ENTITLED 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 SUIRPLUS

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 Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court 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.

Dated this 17th 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 ESERVICE@MGS-LEGAL.COM 11080-1023131

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Freedom Mortgage Corporation Plaintiff(s), CASE NO.: 24-CA-000198

GENERAL CIVIL DIVISION WILLIAM E. TERRY, III, CHINA TERRY, HERBERT E. PEEPLES, NATALIE L. PEEPLES AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT

Defendant(s).
NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of October, 2025, and entered in Case No. 24-CA-000198, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHINA TERRY, WILLIAM E. TERRY, III, NATALIE L. PEEPLES, AND HERBERT E. PEEPLES are defendants. Victor D. Crist L. PEEPLES, AND HERBERT E. PEEPLES are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 12th day of November, 2025, the following described property as

2025, the following described property as set forth in said Final Judgment, to wit: LOT 25, BLOCK 3, WOODBERRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 79, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order 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, E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

### HILLSBOROUGH COUNTY

impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under

the ADA. https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.

org Dated this 16th day of October, 2025. By: 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 11080-1022992

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT, LONIDA CIRCUIT DIVISION Freedom Mortgage Corporation Plaintiff(s), CASE NO.: 24-CA-003057

GENERAL CIVIL DIVISION: GENERAL CIVIL DIVISION:
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF
RICHARD R. FIORE A/K/A RICHARD
RUSSELL FIORE A/K/A RICHARD
FIORE, RICHARD A. FIORE A/K/A
RICHARD A. FIORE II, DENNIS KEITH
FIORE A/K/A DENNIS K. FIORE A/K/A FIORE A/K/A DENNIS K. FIORE A/K/A
DENNIS FIORE, TIFFANIE PILAR
FIORE A/K/A TIFFANIE P. FIORE
A/K/A TIFFANIE MORRIS, COURTNEY
MICHELE SPIELBERGER A/K/A
COURTNEY SPIILBERGER, DAKOTAH
MCGUIRE AND LINKNOWN TENANT MCGUIRE AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT

Defendant(s).
NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of October, 2025, and entered in Case No. 24-CA-003057, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida,

TIFFANIE MORRIS AND UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD R. FIORE AVK/A RICHARD RUSSELL FIORE A/K/A RICHARD FIORE are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com 10:00 A.M. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

HILLSBOROUGH COUNTY

Lot 14, Block 5, Southwood Hills Unit No. 5, according to map or plat thereof as recorded in Plat Book 43, Page 70, of the Public Records of Hillsborough County,

Florida.

IF YOU ARE A PERSON CLAIMING 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. SURPLUS

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 provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can nature of the accommodations that can be provided by the Florida Courts under

the ADA. https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.

org Dated this 16th 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

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

CASE NO.: 25-CA-007623 FREEDOM **MORTGAGE** CORPORATION PLAINTIFF,

11080-1023064

ALEXAUNDRA PERRY, ET AL., DEFENDANT(S).
NOTICE OF ACTION TO: Alexaundra Perry Last Known Address: 1209 E Ohio St, Plant City, FL 33563 Current Residence: UNKNOWN TO: Alexaundra Perry Last Known Address: 2809 Fritzke Rd, Dover El 33827

Dover, FL 33527 Current Residence: UNKNOWN
TO: Unknown spouse of Alexaundra

Last Known Address: 1209 E Ohio St, Plant City, FL 33563 Current Residence: UNKNOWN TO: Unknown spouse of Alexaundra

Last Known Address: 2809 Fritzke Rd, Dover, FL 33527 Current Residence: UNKNOWN TO: Unknown tenant in possession of the

Last Known Address: 1209 E Ohio St, Plant City, FL 33563 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for

Foreclosure of Mortgage on the following

Foreclosure of Mortgage on the following described property:
LOT 1, BLOCK 31, MAP OF SOUTH LINCOLN PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE(S) 95, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your 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 23, 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. the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either

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 provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under

before service on Plaintiff's attorney or immediately thereafter; otherwise a

be provided by the Florida Courts under be provided by the Florida Courts under the ADA. https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.

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

### HILLSBOROUGH COUNTY

VICTOR D. CRIST As Clerk of Court By: Mustafa Divan As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210
E. 7th Ave, Tampa, FL 33605 11080-1023164

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

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, 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 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 SECTION 35. TOWNSHIP 29

VVEST 1/2 OF THE SW 1/4 OF THE INE 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 20 EAST, SUBJECT TO ROAD RIGHT-OF-WAY ON WEST SIDE 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 herein.
Tromberg, Miller, Morris & Partners,

Attorney for Plaintiff 600 West Hillsboro Boulevard

Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1021814

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Real Time Resolutions, Inc. Plaintiff,

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

NOTICE OF SALE

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 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

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 CRAIG P. Popers (FL RN: 335-128)

Craig P. Rogers (FLBN: 352128) Michael E. Carleton (FLBN: 1007924) Jordan A. Zeppetello (FLBN: 1049568) Jasmin Hernandez (FLBN: 1044494) The Manley Law Firm LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 Primary: statee-file@mdklegal.com Secondary: CPRogers@mdklegal.com Attorney for Plaintiff 11080-1021729

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 23-DP-670 DIVISION: B

IN THE INTEREST OF: DOB: 11/4/2015 MINOR CHILD

#### NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: VIRGINIA BENSON, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently nate your parental rights and permanently commit the following child for adoption:
J.B. born on 11/4/2015. You are hereby commanded to appear on December 1, 2025, at 2:00 PM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twings Streat Tamps Eligids 33602 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING on Department's Termination of Parental Rights

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-

### HILLSBOROUGH COUNTY

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

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 assistance. Please contact Administrative Office of the Courts, Attention: ADA Cordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is 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 16th day of October, 2025.

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

10/24-11/14/25LG 4T

#### NOTICE UNDER FICTITIOUS NAME STATUTE

Notice is hereby given pursuant to Section 865.09, Florida Statutes, that the undersigned, desiring to engage in business under the fictitious name Hope Christian School located in Hillsborough County, Florida, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

#### HOPE CHRISTIAN SCHOOL

Owner: Hope Children's Home, Inc. 11415 Hope International Drive Tampa, FL 33625

10/24/25LG 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:

#### THE ISLAMIC SOCIETY OF TAMPA BAY AREA, INC. DBA ISTABA MUSLIM PRIVATE CEMETERY

Owner: The Islamic Society of Tampa

7326 E Sligh Ave. Tampa FL 33610

10/24/25LG 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:

**NEW TAMPA ATHLETIC ASSOCIATION** 

Owner: North Tampa Athletics Inc 19046 Bruce B. Downs Suite 87 Tampa, FL 33647

10/24/25LG 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: BUKVA Owner: Nadezhda Dolgikh 9850 Lake Chase Island Way

Tampa, FL 33626 10/24/25LG 1T

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

PROBATE DIVISION Case No. 2025-CP-003473

IN RE: ESTATE OF ANGELA MARIE CARIDDO, Deceased.

### NOTICE TO CREDITORS

The administration of the estate of Angela Marie Cariddo, deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Hillsborrough 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 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 PER-IODS SET FORTH ABOVE, ANY CLAIM (Continued on next page)

LA GACETA/Friday, October 24, 2025/Page 21

SHIRLEY FOXX-KNOWLES, CMC 10/24/25LG 1T

wherein Freedom Mortgage Corporation is the Plaintiff and COURTNEY MICHELE SPIELBERGER A/K/A COURTNEY SPILLBERGER, RICHARD A. FIORE A/K/A RICHARD A. FIORE II, DENNIS KEITH FIORE A/K/A DENNIS K. FIORE

AKIA DENNIS FIORE, DAKOTAH MCGUIRE, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, TIFFANIE PILAR FIORE A/K/A TIFFANIE P. FIORE A/K/A

#### **NOTICE OF PUBLIC HEARING**

ON <u>November 6, 2025 @ 10:00 A.M.</u> IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

### File No. VAC-25-14

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning that alleyway located North of 29th Avenue, South of Lake Avenue, East of 29th Street, and West of 30th Street, within the plat of map of Campobello, a subdivision in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

### File No. REZ-25-93

An ordinance rezoning property in the general vicinity of 3801, 3803, 3807, 3809, 3811, 3813, 3813 ½, 3815, 3817, 3819, 3729, 3723, 3719, 3615, 3603 and 3601 North 29th street and 2803 East 32nd Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RM-16 (Residential, Multidescribed in Section 1, India Zolling District Classification (S) INVITO (INCIDENTIAL), INDIA STATE (I 10 seats); providing an effective date.

### File No. REZ-25-30

An ordinance rezoning property in the general vicinity of 2741 and 2747 West Green Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) CG (Commercial General) to PD (Planned Development, Residential, Single-Family, Detached and Attached); providing an effective date.

### File No. REZ-25-82

An ordinance rezoning property in the general vicinity of 6008 South 6th Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-60 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Detached); providing an effective date. File No. REZ-25-83 An ordinance rezoning property in the general vicinity of 6307 South Main Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-60 (Residential, Single-Family) to RS-50 (Residential, Single-Family);

providing an effective date. File No. REZ-25-84 An ordinance rezoning property in the general vicinity of 5802 North Florida Avenue, 5802 North Florida Avenue, Units A, B, C and D, 5804 North Florida Avenue and 101 and 103 West Henry Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) SH-PD (Seminole Heights, Planned Development) to SH-PD (Seminole Heights, Planned Development, Storefront Residential, Commercial/Office, all CG uses); providing an effective date.

### File No. REZ-25-85

An ordinance rezoning property in the general vicinity of 3802 South Dale Mabry Highway, 3802 South Dale Mabry Highway, Suite B and Suite B2, 3804 South Dale Mabry Highway, A, B and C, 3802 Britton Plaza, A and C and 3618 West Euclid Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to CG (Commercial General); providing an effective date.

### File No. REZ-25-95

An ordinance rezoning property in the general vicinity of 2802 West Kennedy Boulevard, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) CG (Commercial General) to PD (Planned Development, Restaurant, Drive-In and all CG uses); providing an effective date. File No. REZ-25-101

An ordinance rezoning property in the general vicinity of 1501 West Grace Street, in the

city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to RM-18 (Residential, Multi-Family); providing an effective date. SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE 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 PROCEDINGS 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 AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

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 24, 2025.

Personal Representative: Nicholas Cariddo 51-40 30th Avenue Woodside, New York 11377 Attorney for Personal Representative:

/s/ Keegan Gothers Keegan Gothers, Esq. Florida Bar No. 1054370 Brice Zoecklein, Esq. Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511 keegan@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice1@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003401

Division B IN RE: ESTATE OF JUDY CHRISTINE DUNKLE, A/K/A JUDY SWANSON

Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Judy Christine Dunkle, a/k/a Judy Swanson, deceased, whose date of death was July 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 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the 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 24, 2025.

Personal Representative: John R. Swanson 708 McLauchlin Road Cameron, North Carolina 28326

Attorney for Personal Representative: Kristopher E. Fernandez, Esquire Florida Bar Number: 0606847 Watson Sloane PLLC 400 N. Ashley Drive, Suite 1125 Tampa, Florida 33602 Telephone: (813) 522-5132 E-Mail: k.fernandez@watsonsloane.com

10/24-10/31/25LG 2T

# IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003382

IN RE: ESTATE OF PETER JOHN BROCK Deceased.

### NOTICE TO CREDITORS

The administration of the estate of PET-ER JOHN BROCK, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 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 24, 2025.

Personal Representative: PETER JOHN BROCK, JR. 1114 Lancelot Lane Conway, SC 29526

Attorney for Personal Representative:

### HILLSBOROUGH COUNTY

/s/ Bishop L. Toups BISHOP L. TOUPS Florida Bar Number: 120525 249 Nokomis Avenue S. Venice, FL 34285 Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com 10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION FILE NO. 25-CP-003480

**DIVISION A** 

IN RE: ESTATE OF ROBERT P. SMITH, JR., Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of ROB-ERT P. SMITH, JR., deceased, whose date of death was August 12, 2025, and whose social security number is XXX-XX-6633, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs St. Tampa, FL 33602. The names and addresses of the sec dresses of the personal representative and the personal representative's attorney are

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 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 24, 2025.

Personal Representative: MARTHA LYNN WHITE 8491 NW 141st Street Trenton, FL 32693

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

10/24-10/31/25LG 2T

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

File No.: 25-CP-003191

IN RE: ESTATE OF TONI E. GOOLSBY Deceased.

### NOTICE TO CREDITORS

The administration of the estate of TONI E. GOOLSBY deceased, who deceased on February 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 336012, mailing address P.O. Box 1110. Tampa, Florida 336011. The names and addresses of the personal The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTI-FIED THAT:

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 PUBLI-CATION 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 DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is October 24, 2025.

Personal Representatives /s/ Kimberly Goolsby-Meyer 701 East Caracas St. Tampa, Florida 33603

Attorneys for Personal Representative: /s/ David J. Plante, Esquire Florida Bar No.: 990582 The Plante Law Group, PLC 806 North Armenia Ave. Tampa, Florida 33609 plg@theplantelawgroup.com david@theplantelawgroup.com Tel. (813) 875-5297 Fax (813) 879-5297

10/24-10/31/25LG 2T

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

File No.: 24-CP-000386 Division: A

IN RE: ESTATE OF MIRIAM K. NORDLINGER a/k/a MIRIAM KARLIN NORDLINGER Deceased.

### NOTICE TO CREDITORS

The administration of the estate of MIRIAM K. NORDLINGER A/K/A MIRIAM KARLIN NORDLINGER, deceased, whose date of death was December 10, 2023; is

### HILLSBOROUGH COUNTY

pending in the Circuit Court for Hillsborough County, Florida, Probate Division; File Number 24-CP-000386; the mailing address of which is P.O. Box 3360, Tampa, Florida 33601. The names and address of the county 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 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 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 24, 2025.

Personal Representative: /s/ Lindsey K. Mirabal LINDSEY K. MIRABAL 3511 W. Kensington Avenue Tampa, FL 33629

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

10/24-10/31/25LG 2T

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

File No. 25-CP-003479

IN RE: ESTATE OF YASMELY JOSEFINA BARRIOS PORTILLO Deceased.

#### **NOTICE TO CREDITORS**

The administration of the estate of YAS-MELY JOSEFINA BARRIOS PORTILLO. deceased, whose date of death was April 23, 2025; File Number 25-CP-003479, is 23, 2023, The Number 23-CF-00479, 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 acceptance 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 TICE ON THEM.

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative: DILIO DE JESUS MUCHACHO 8019 South Meadowview Circle Tampa, FL 33625

Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528 Antitiony 1: Diecidde, Esq. - FBN: 140320 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

10/24-10/31/25LG 2T

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

File No. 25-CP-003571

IN RE: ESTATE OF WILLIAM EDWARD PFEUFFER Deceased

### **NOTICE TO CREDITORS**

The administration of the estate of William Edward Pfeuffer, deceased, whose date of death was December 23, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 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 decedents 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

### HILLSBOROUGH COUNTY

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 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 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 24, 2025.

Personal Representative: /s/ Krista Garcia 4610 West El Prado Boulevard Tampa, Florida 33629

Attorney for Personal Representative: (A) Gerard F. Wehle, Jr. Gerard F. Wehle, Jr., Attorney Florida Bar Number: 769495 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: jj@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com

10/24-10/31/25LG 2T

## IN THE CIRCUIT COURT OF HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION FILE NO. 25-CP-003428

IN RE: ESTATE OF SEAN NIXON Deceased.

#### NOTICE TO CREDITORS

This administration of the estate of SEAN NIXON, deceased, whose date of death was August 1, 2025, File Number 25-CP-003428, is pending in the Circuit Court for HILLSBOROUGH, County, Florido Proberto Division the address Florida, Probate Division, the address of which is 800 Twiggs Street, Room 445, 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

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

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is October 24, 2025

KELLY NIXON Attorney for Personal Representative: /s/ Diane Patrick
DIANE PATRICK, ESQ.
FL Bar No. 1016711
Patrick Law PLLC 1105 W. Swann Ave. Tampa, FL 33606 (813) 419-2953

Personal Representative:

diané@dpatricklaw.com 10/24-10/31/25LG 2T

# IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 24-CP-004059 Division A

IN RE: ESTATE OF MICHAEL HAIM BERKOVITS, Deceased.

### NOTICE TO CREDITORS

The administration of the estate of MICH-AEL HAIM BERKOVITS, deceased, whose date of death was September 20, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file The control of the co

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-

### **HILLSBOROUGH 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 24, 2025.

Personal Representative: /s/ JODY SAMPSON 16609 Blenheim Drive Lutz, FL 33549

Attorney for Personal Representative: /s/ Jeffrey M. Gad Florida Bar Number: 186317 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 400 N. Ashlev Drive. Suite 3100 Tampa, FL 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 E-Mail: jeffreyg@jpfirm.com Secondary E-Mail: jcason@jpfirm.com

10/24-10/31/25LG 2T

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

File No. 25-CP-003487 IN RE: ESTATE OF FRANK THOMAS BALLENGER, A/K/A FRANK T. BALLENGER

Deceased.

#### **NOTICE TO CREDITORS**

The administration of the estate FRANK THOMAS BALLENGER, A/K/A FRANK T. BALLENGER, deceased, whose date of death was August 14, 2025; File Number 25-CP-003487, is pending in the Circuit Court for Hillsborough County, Flor-ida, 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 NO-TICE ON THEM.

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

TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PE

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

The date of first publication of this notice is October 24, 2025. Personal Representative: JOHN ANTHONY SANTOS 18620 Walker Road Lutz, FL 33549

Personal Representative's Attorneys Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528 ARTD@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

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002891 IN RE: ESTATE OF ELIO IGNACIO LINARES

#### **NOTICE TO CREDITORS** (Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE

You are hereby notified that an Order Summary Administration has been entered in the estate of Elio Ignacio Linares, deceased, File Number 2025-CP-002891, by the Circuit Court for Hillsborough Coun-Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that the decedent's date of death was May 5, 2025; that the total value of the estate is \$30,351.80 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address 7517 Caron Road Jose I. Linares Tampa, Florida 33615 Cindy M. Linares 7517 Caron Road Tampa, Florida 33615 7517 Caron Road Tampa, Florida 33615 Luis J. Linares

ALL INTERESTED PERSONS ARE NOTI-FIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full 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 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is October 24, 2025.

Person Giving Notice: Cindy M. Linares 7517 Caron Road Tampa, Florida 33615

Attorney for Person Giving Notice: J. Randy Edmonson E-mail Address: randy@dewittlaw.com Florida Bar No. 85858 DeWitt Law Firm, P.A. 1560 W. Cleveland Street Tampa, Florida 33606

10/24-10/31/25LG 2T

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

Case No.: 25-013860

YASSMIN ROQUE,

Petitioner,

Respondent.

OMAR GONZALEZ GONZALEZ,

#### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: OMAR GONZALEZ GONZALEZ

2711 Golfview St., Lakeland, FL 33801

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 YASSMIN ROQUE, whose address is P.O. Box 422, Wimauma, FL 33598, on or before 11/20/2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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.

Dated October 15, 2025 Victor D. Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Erma Yerdon Deputy Clerk

10/24-11/14/25LG 4T

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

Case No.: 25-012763 Division: E-P

ROLANDO TIUL CHUB,

Petitioner, and

DOMINGA CHUB CHO, Respondent.

### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR OR DEPENDENT CHILDREN

TO: DOMINGA CHUB CHO Last Address: Calle Principal Santa Catalina, La Tinta, Guatemala

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 ROLANDO TUL CHUB, whose address is 4822 Sierramadre Dr., Tampa, FL 33634, on or before 11/20/2025, and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Petitions. 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: N/A

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

You must keep the Clerk of the Cirrou 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 address(es) on record at the clerk's office.

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.

Dated September 24, 2025 Victor D. Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Mary Glover Deputy Clerk

10/24-11/14/25LG 4T

#### IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH CIVIL DIVISION

Case No.: 25-CA-004479

TRYON STREET ACQUISITION TRUST I. Plaintiff,

4210 W. CARMEN ST, LLC; DAVID M. RENO; BEN TEASDEL, III; WESTSHORE TOWNHOMES, LLC; MACOY CAPITAL MORTGAGE LLC; et al. Defendants.

### **LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY**

NOTICE OF ACTION

TO: MACOY CAPITAL MORTGAGE LLC 10880 Wilshire Boulevard, Suite 2230 Los Angeles, California 90024

YOU ARE NOTIFIED that a complaint was filed by TRYON STREET ACQUISITION TRUST I, to foreclose a mortgage on the following property in Hillsborough County, Florida: Parcel 1:

The East 34 feet of Lot 7 and the West 42 feet of Lot 8, Block 10, HANAN ESTATES, and the North 1/2 of alley abutting on the South, according to the Plat thereof recorded in Plat Book 14, Page 43, of the Public Records of HILLSBOROUGH County, Florida.

Parcel 2: Lot 6 and the West 21 feet of Lot 7, Block 10, and the East 1/2 of allev abutting Lot 6 on the West, and the North 1/2 of alley abutting on South of said Lots of HANAN ESTATES, according to the Plat thereof recorded in Plat Book 14, Page 43, of the Public Records of HILLSBOROUGH County, Florida.

DESCRIBED PROPERTY ABOVE ALSO KNOWN AS:

Lots 1, 2, 3, 4, 5, 6, 7 and 8 and Tracts A and B of CARMEN AT WEST-SHORE PALMS TOWNHOMES, according to the Plat thereof as recorded in Plat Book 141, Page(s) 18 and 19, of the Public Records of HILLSBOR-OUGH County, Florida.

Said complaint has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Gerald D. Davis, Plaintiff's attorney, whose address is Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis. P.A. 200 Central Avenue, Suite 1600, St. Petersburg, FL 33701 on or before September 24, 2025, which date shall be not less than 28 nor more than 60 days from the date of the first publication of this Notice, 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.

WITNESS my hand and the seal of this Court on this 19th day of August, 2025. Victor D. Crist, Hillsborough County Clerk of Court & Comptroller 800 E Twiggs St, Tampa, FL 33602 By s/ Mustafa Divan As Deputy Clerk

10/24-10/31/25LG 2T

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

CASE NO. 2025 CA 007978 TRAX CREDIT UNION,

Plaintiff,

JACQUES L. TELLUS, ANGEL JOY TELLUS, THE VILLAGES OF OAK CREEK MASTER ASSOCIATION, INC., THE SANCTUARY AT OAK CREEK HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN PARTY IN POSSESSION, Defendant(s).

### NOTICE OF ACTION

TO: ANGEL JOY TELLUS 9091 Spruce Creed Circle Riverview, FL 33578

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Hillsborough County, Florida:

LOT 31 OF OAK CREEK PARCEL 10. ACCORDING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 136, PAGE(S) 71-76, OF THE PUB-LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen Orsillo, the Plaintiff's attorney, whose address is Post Office Box 3637, Tallahassee, Florida 32315-3637 by 11/19/25 or 30 days after the first publication date 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 re-lief demanded in the Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

DATED this 14th day of October, 2025. Victor D. Crist, Clerk of the Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk

10/24-10/31/25LG 2T

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

Case No.: 25 DR 012606 Division: PP

KEVIN DARNELL SINGLETARY,

RAYASIA DOMINIQUE SINGLETARY,

#### AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH DEPENDENT OR MINOR CHILD

TO: RAYASIA DOMINIQUE SINGLETARY Last known address: 243 Dryden Pl, Brooksville, FL 34601

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 KEVIN DARNELL SINGLETARY, whose address is 11717 Blackbrook Ct, Seffner, FL 33584, on or before 1/125/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you** 

### **HILLSBOROUGH COUNTY**

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

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

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

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

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 10/20/2025 Victor D. Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Wesley Tanner Deputy Clerk

10/24-11/14/25LG 4T

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

CASE NO.: 25-CC-016477

COUNTRY PLACE COMMUNITY ASSOCIATION, INC., Plaintiff,

4804 HAYMAKER COURT LLC, Defendant(s).

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on October 15, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 5, Block 5, Country Place Unit 1, According to the map or plat thereof, as recorded in Plat Book 48, Page(s) 36, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsbor ough County Clerk of Court, to take place electronically online at <a href="https://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, on <a href="December 5">December 5</a>, 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 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 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

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

10/24-10/31/25LG 2T

CASE NO.: 2020-CA-008116

LAKEVIEW LOAN SERVICING. Plaintiff,

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RODERICK DHUE EASON, DECEASED, et al.,

### NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 7, 2025 in the aboveentered on October 7, 2025 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on **No-**vember 12, 2025 at 10:00 A.M., at <u>www.</u> hillsborough.realforeclose.com, the following described property:

LOT 5, BLOCK 1, VALRICO VISTA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE(S) 18, OF THE PUB-LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 2115 Intervista Lane. Valrico, FL 33594

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

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

### **HILLSBOROUGH COUNTY**

ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@ fljud13.org Dated October 20, 2025

/s/ Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile

E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-010291

Division: CP ADORNO, MICHAEL,

Petitioner. and

DIAZ, ALLISON MARIE, Respondent.

## NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: DIAZ. ALLISON MARIE

Last known address: 5310 Lime Ave, Seffner, FL 33584

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 ADORNO, MICHAEL, whose address is 1753 Open Field Loop, Brandon, FL 33510, on or before 11/14/25, and file the original with the clerk of this Court 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 re-lief 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 the lower their law and the second 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 By: /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 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 By: /s/ Jerimes . . . , 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 representative's attorney are set forth be-

### **HILLSBOROUGH COUNTY**

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 be a survived by the depart in section 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 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 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 2701 E. 98th Avenue Tampa, Florida 33612

Attorney for Personal Representative: Attorney for Personal Represer 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 F-Mail: air@lawret com E-Mail: air@lawrct.com Secondary E-Mail: probate@lawrct.com

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

#### IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-002682

Division: A IN RE: ESTATE OF LORRAINE H. WALKER a/k/a Lorraine Helen Walker.

### NOTICE TO CREDITORS

The administration of the estate of Lorraine H. Walker a/k/a Lorraine Helen Walker, deceased, whose date of death 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 Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Pagerapath in a good the Pagerapath Pagerapath in a good the Pagerapath Pagerapath in a good the Pa Representative and the Personal Repre-

sentative'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 rioperty 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

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 DIVISION File No. 25-CP-003439

Division A

IN REVESTATE 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,

(Continued on next page)

## Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set

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

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 dethe 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 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/ William Landrigan William Landrigan 101 S. Gulfstream Avenue, Unit 6G Sarasota, Florida 34236

Attorney for Personal Representative: /s/ Marla D. Bohlander

### **LEGAL ADVERTISEMENT** HILLSBOROUGH COUNTY

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 COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 24-CC-071556

SHELL POINT COMMUNITY ASSOCIATION, INC., Plaintiff,

YESENIA MORALES, AN UNMARRIED WOMAN 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 by, Victor D. Crist, the Cierk of the County 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

### **HILLSBOROUGH COUNTY**

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. 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 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

10/17-10/24/25I G 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA 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

The 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

### **HILLSBOROUGH COUNTY**

their claims with this court WITHIN THE THEIR CRAIMS 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.

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 survived to the control of the co apply, unless a written demand is made by creditor as specified under s. 732.2211, orida 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: /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 IRENAM 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

### 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: 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

CASE NO: COD-25-0002883 NAME OF VIOLATOR: GABINO DIAZ III LOCATION OF VIOLATION: 2103 W IDLEWILD AVE, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: HAMNER'S MARJORY B FIRST ADDITION TO RENMAH LOT 41 BLOCK 3 FOLIO: 104696.0000

CASE NO: COD-25-0002921

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

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 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

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

CASE NO: COD-25-0003092

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

ALLEY ABUTTING ON SOUTH

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

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 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 R/W FOLIO: 171256.0000

CASE NO: COD-25-0002872
NAME OF VIOLATION: CSN INC
LOCATION OF VIOLATION: 2119 W FARWELL DR, TAMPA, FL

CODE SECTIONS: 27-156
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.

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

CITY CLERK

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

### **HILLSBOROUGH COUNTY**

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 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 Diseard I.M. Martinet the Hillsberough o, 2023, at 2:00 PM before the Horiot-able Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for a MOTION HEARING.

FAILURE TO PERSONALLY APPEAR FAILURE TO PERSONALLY APPEAR AT THIS MOTION HEARING CONSTITUTES CONSENT TO THE PETITION FOR ORDER ESTABLISHING PATERNITY AND DISESTABLISHING PATERNITY. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative assistance. Please contact Administrative Office of the Courts, Attention: ADA Cordinator, 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 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 9th day of October, 2025.

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

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003306

IN RE- ESTATE OF 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 survivby the decedent of the decedent's surviv-ing spouse is property to which the Florida Uniform Disposition of Community Proper-ty Rights at Death Act as described in sec-tions 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 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.

NOTWITHSTANDING THE TIME PERI 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: 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: Jaurens @ Gilverslawfl.com 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

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 Proper-ty Rights at Death Act as described in sec-tions 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 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: 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 DIVISIÓN

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. 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 publi is October 17, 2025.

Personal Representative: SETH D. FACTOR

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

E-mail: 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 Division A

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

### HILLSBOROUGH COUNTY

**LEGAL ADVERTISEMENT** 

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

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

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

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

NOTWITHSTANDING THE TIME 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 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 ersons 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: JOHN FLYNN 5716 Arbor Wood Court Bradenton, FL 34203

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 <u>AFD@GendersAlvarez.com</u> 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 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 THIS THE LATER OF 3 MONTHS AFTER 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

### HILLSBOROUGH COUNTY

NOTICE ON THEM

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

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 ax: (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 November 2025 at or after 8:00 AM. Units are said to contain common household items. The property is be ing sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N, Lake Wales, FL 33859						
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 N Florida Ave, Lakeland, FL 33805						

Cecilia Green \$416.45 0106 Shenice Rivera \$450.70

2525 US Hwy 98 N, Lakeland, FL 33810 2313 Kelly Grozier \$410.30 2264 Mark Dentmon \$512.40 0230 Tara Nason \$446.60 \$486.70 1121 Brian Targett 3164 Brandon Giddens \$571.60 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 David Atkinson \$358.00 1043 Rashod Veasy 2162 \$1810.05 \$575.80 Angelique Parham Mark Dentmon 0208 1109 Paula Wright Thomas 0178

\$1038.50 \$373.90 \$351.72 Kashanna Jones Billy Williams \$371.05 2047 0102 Danielle Brown \$410.14 Eric Weeden \$409.50 0297 \$916.70 2103 Sanjae Chrisie 1277 Eric Weeden \$267.16 Jesse Henderson \$425.40 2091 Myron Knight \$434.30 Paula Higginbotham 2164 \$598.20 1111 E. Brandon Blvd, Brandon, FL 33511 \$1065.00 **Darlenes Davis** Matthew Hickman \$562.33 Mathew Knight \$273.74 \$518.14 Ismael Quinones

0209 1200 3005 Jaineshkumar Patel \$349.00 1010 **Edward Johnson** \$255.84 \$294.75 **David Waters** 3215 \$424.41 Derrick Bass 4293 Ziomara Rosero \$279.39 0151 Skylla Lair \$364.90 Anna Robinson \$1526.98 0229 Joseph Watkins \$538.50 3258-60 Lester Jenkins \$359.34 Crystal Gotto Matthew Williams \$232.34 \$377.24 2140 Latoya Kennedy 2187-89 Shantel Woods \$2195.22 4133 Dominica Toole \$359.34 4100-01 Yolanda Jenkins-Hester \$602.94 5806 N. 56th St, Tampa, FL 33610 242

Cynthia Fleming \$349.00 Kashira Edwards 204 \$328.30 149 Taiia Brandon \$442.14 Pebbles Merrell \$263.40 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

WILLIAM FRANKLIN DAWSON Deceased.

IN RE: ESTATE OF

### 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

### **LEGAL ADVERTISEMENT** HILLSBOROUGH COUNTY

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: /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,

#### 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 County, Florida, for the following property described as:

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, THE PUBLIC RECORDS OF HII BOROUGH COUNTY, FLORIDA. will be sold at public auction by the Hillsbor-

will be sold at public audition by the milisbori-ough County Clerk of Court, to take place electronically online at <a href="https://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, on <a href="December 5">December 5</a>, 2025 at 10:00 A.M., to the highest and best bid-der, 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 ater 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 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 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 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

#### NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: ANGEL DOWDELL, DOB: 12/26/83

Address unknown

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: 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. HEARING

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

### 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 administrative assistance. Please contact administrative office of the courts, ATTENTION: ADA Cordinator, 800 E. Twiggs Street, Tampa, FL 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 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 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.

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

Title # Additional personal property: unknown PREPARED BY: 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, Florid described as: Florida, for the following property

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 Hillsborwill be sold at public auction by the "Hillsbori-ough County Clerk of Court, to take place electronically online at <a href="https://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, on <a href="December 1">December 1</a>, 2025 ta 10:00 A.M., to the highest and best bid-der, 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 ater than the date that the Clerk reports the funds 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 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 schednotification if the time before the sched-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

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

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

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

County, Florida. PROPERTY ADDRESS: 11583 Ham-mocks Glade Drive, Riverview, FL 33569.

will be sold by the Hillsborough County Clerk at public sale on **November 14, 2025** at **10:00 A.M.**, electronically online at <a href="http://">http://</a> 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 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 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 sched-uled 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

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

CASE NO.: 24-CC-022027

CARDEL VILLAS AT COVINGTON ASSOCIATION, INC., 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 O: 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. 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 late) and file the 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

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

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

Case Number: 25-CA-002848

VINCENTIAN PROPERTIES INC. Petitioner

Deputy Clerk

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

#### NOTICE OF ACTION CONSTRUCTIVE SERVICE

TO: THE DISTRESSED BUYERS II LLC O: THE DISTRESSED BUYERS II LL 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, alley abutting on the East and Lots for 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 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 FI)

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

### **LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY**

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. 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, copy thereor upon the Plaintin'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 RF: FSTATE OF GIAN ANGELO MASSARO,

Deceased.

#### NOTICE TO CREDITORS (Summary Administration)

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 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 33601-3360; 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 Kolterman Valrico, FL 33596 Patricia M.

5751 Stockport Street Riverview, FL 33578 Cribb Gina M. 6606 Baybrook Circle Temple Terrace, FL 33617 Monte Michele L. 502 N. Bryan Circle Brandon, Florida 33511 Massaro

ALL INTERESTED PERSONS ARE NO-

All creditors of the estate of the decedent 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 Amended Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICA-BLE TIME PERIOD, 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.

Person Giving Notice: /s/ Michele L. Massaro 502 N. Bryan 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 RE: ESTATE OF DONALD GENE MOON Deceased

#### **NOTICE TO CREDITORS** (summary administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ES-

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 Hillsbor-ough 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-

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

DEATH IS BARRED. The date of first publication of this notice

### **HILLSBOROUGH COUNTY**

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

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

#### NOTICE TO CREDITORS

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

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

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

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED

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

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 <u>AFD@GendersAlvarez.com</u> Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS ALVAREZ DIECIDUE, P.A. 2307 West Cleveland Street 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 DIVISION File No. 25-CP-003469 Division A

IN RE: ESTATE OF STEPHEN J BAKER Deceased.

### NOTICE TO CREDITORS

The administration of the estate of The administration of the estate of 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 reprename and address of the personal reprename and address of the personal representative's attorney are set forth below.

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 MONTHS AFTER THE FIRST PUBLI-ATION 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 PUBLICA-TION 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 Proper-ty Rights at Death Act as described 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 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.

### HILLSBOROUGH COUNTY

Attorneys 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: iames@thefloridalawyers.com christian@thefloridalawyers.com Secondary E-Mails: kflick@thefloridalawvers.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.,

#### 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, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and All other creators 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 ADRIAN J. MUSIAL, JR., ESQUIRE, of A. J. Musial, Jr., P.A. 1211 West Fletcher Avenue Tampa, Florida 33612-3363 (813) 265-4051 \*\* FL Bar no.: 157330 Èmail 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,

### 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 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-

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 ap-ply, unless a written demand is made by a creditor as specified under s. 732.2211,

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.

Signed on October 10, 2025.

Personal Representative:
/s/ CECELIA BELLAMY-MITCHELL

Attorney for Personal Representative: /s/ Sean F. Bogle, Esq.

### **HILLSBOROUGH COUNTY**

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

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 ALL PERSONS HAVING CLAIMS OR DEMANDS 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 of the personal representative and the personal representative's attorney are set

#### ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

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

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

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, and

EUGILL ANASCO FLORES, Respondent.

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 GOODWIN, whose address is 14434 Woodland Spur Dr, Lithia, FL 33547, on or before 11/12/2025, and file the original with the clark of this Court at 301. Michigan N Michigan 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 savings 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 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 10/6/2025

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., (Continued on next page)

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos ure 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 Condominium 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 ough County Clerk of Court, to take place electronically online at <a href="https://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>, on <a href="December 1">December 1</a>, 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, FLORIDA

PROBATÉ DIVISION File No. 25-CP-003176 Division A

IN RE: ESTATE OF MONICA MARLINDA SQUIRES Deceased.

#### 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 second representative and the second representatives. tive 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 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

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: attornev@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,

#### HILLSBOROUGH COUNTY

FL 33598, on or before 11/12/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, Florida 33602 before service on Petitioner or im-mediately 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 Tou 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 C.V. 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, 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 immedi-If you are a person with a disability who 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 Crist, Clerk of Court By: s/ Santiago Zambrano As Deputy Clerk 10/10-10/31/25LG 4T

# 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 September 23, 2025, and is supported by posted legal notices, maintenance, religious 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

### **HILLSBOROUGH COUNTY**

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

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 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.V. born on 5/3/2016. You are hereby commanded to appear on November 5, 2025, at 10:30 AM, before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602. for an ADVISORY HEARING. 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.

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 or certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing at no cost to you, to the provision of certain Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice inscribed to 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 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 CASE NO. 25-DP-211 DIVISION: D

IN THE INTEREST OF: DOB: 4/8/2010 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 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, Edgeromb Cour Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Courtroom 310, for an ADVISORY HEAR-

**FAILURE TO PERSONALLY APPEAR** AT THIS ADVISORY HEARING CONSTITUTES 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

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 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, at no cost to you, to the provision of certain assistance. Please contact administrative 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 7th day of Octo-Victor D. Crist. Clerk of Court

By: s/ Sanuago \_\_\_\_\_ As Deputy Clerk 10/10-10/31/25LG 4T Bv: s/ Santiago Zambrano

### **HILLSBOROUGH COUNTY**

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 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

#### **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

When connecting through Zoom APP

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 <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 par-

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: <a href="mailto:ada@fijud13.org">ada@fijud13.org</a> 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 Deputy Clerk

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

## 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,

## 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 in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida. The action involves a claim for util-ities 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, 2025. Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Alexandra Carrasquillo

Deputy Clerk

UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION

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

"IN ADMIRALTY" CASE NUMBER: 8:25-cv-00858-MSS-SPF

IN THE MATTER OF THE COMPLAINT OF: STEPHEN DRENTH as owners of the 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,

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

As the owner of the  $M\!\!/\!\!V$   $M\!\!/\!\!Y$  GIRLS ADVENTURE, LLC, a 2001 25' Bluewater Boats Runabout, bearing Hull Identi-

### **HILLSBOROUGH COUNTY**

fication 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 experation from or limitation of any liexoneration from, or limitation of, any liability 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. Petersburg, Florida, approximately six (6) miles from Pass-a-grille pass, as more fully described in the Complaint. The Court has accented exoneration from, or limitation of, any li 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 de-faulted. 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, 33130, telephone number (305) 810-5400.

Dated:September 9, 2025 Lourdes Del Rio United States District Court Middle District Court of Florida

By 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 assessed are:

Folio No.: **0604460000** Certificate No.: **2023 / 5984** File No.: **2025-789** Year of Issuance: 2023

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 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 <a href="https://www.hillsborough.">www.hillsborough.</a>

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

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: SEÀN 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 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 <a href="https://www.hillsborough.">www.hillsborough.</a>

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

Dated 9/26/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Gabreele Stewart, Deputy Clerk

hearing or voice impaired, call 711.

NOTICE OF APPLICATION

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

FOR TAX DEED (Continued on next page)

# The holder of the following tax cer-

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

Folio No.: **1877330000** Certificate No.: **2023 / 15621** File No.: 2025-794 Year of Issuance: 2023

Description of Property: BANZA BANZA LOT 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 to the highest bidder on (11/13/2025) on line via the internet at <u>www.hillsborough.</u> 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 prior to 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.: 0648580000 Certificate No.: 2023 / 6459 File No.: **2025-795** Year of Issuance: **2023** 

Description of Property: **BROWER SUBDIVISION LOTS 7** AND 8

PLAT BK / PG: 31 / 69 SEC - TWP - RGE: 04 - 29 - 20 **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 <a href="https://www.hillsborough.">www.hillsborough.</a> 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.: 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

JEREMY MICHAEL KING

UNRECORDED PLAT PINECREST RANCHES

SEC - TWP - RGE: 30 - 30 - 22 Subject To All Outstanding Taxes Name(s) in which assessed:

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 <u>www.hillsborough.</u> 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:

### **LEGAL ADVERTISEMENT** HILLSBOROUGH COUNTY

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: DAVIŚ 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 <a href="https://www.hillsborough.">www.hillsborough.</a> 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
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 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 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 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

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 <a href="https://www.hillsborough.">www.hillsborough.</a> 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.: 0817720100 Certificate No.: 2023 / 8637 File No.: 2025-801 Year of Issuance: 2023

Description of Property: N 609.25 FT OF SW 1/4 OF SW 1/4 LESS E 525 FT AND LESS N 315.4 FT OF W 300 FT OF E 825 FT AND LESS R/W FOR RD'S AND LESS ADD'L R/W'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 S 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 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 <a href="https://www.hillsborough.">www.hillsborough.</a> realtaxdeed.com.

### 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 Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 expension 4205, two working days prior to 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 SUSPENSION** HILLSBOROUGH COUNTY

To:

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

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

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 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

#### **MANATEE COUNTY**

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA. CASE No. 412024CA001393CAAXMA MORTGAGE ASSETS MANAGEMENT,

LAINTIFF,

JOHN C. GREER, JR AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CECILIA GREER A/K/A CECILIA M. GREER A/K/A CECILIA MAE GREER A/K/A CECILIA MCCOMB A/K/A CECILIA MCCOMB GREER A/K/A CECILIA MAE MCCOMB. ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 4, 2025 in the above action, the Manatee County Clerk of Court will sell to the highest bidder for cash at Manatee, Florida, on December 3, 2025, at 11:00 AM, at WWW.MANATEE.REALFORE-CLOSE.COM for the following described

property: Lot 1, AMENDED PLAT OF LAKE O' WOODS, according to the map or plat thereof as recorded in Plat Book 10, Page 86, of the Public Records of Manatee County, Florida. and The West 319.84' of the south 1/4 of Lot 22, WYMAN & BAUM SUBDIVISION, as Plat thereof recorded in

Plat Book 1, Page 167, of the Public Records of Manatee County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the list pendens must file a claim before the learn reports the surplus as unclaimed. 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 Suite 600

Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: By: /s Ashley M. Elmore Drew Ashley M. Elmore Drew Fla. Bar No. 87236

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

11080-1023092

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA. CASE No. 2019CA004839AX BANK OF AMERICA, N.A., PLAINTIFF,

VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGN-ORS, CREDITORS AND TRUSTEES OF

### MANATEE COUNTY

THE ESTATE OF CAROLYN Y. THOMAS (DECEASED), ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 5, 2024 in the above action, the Man-atee 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 Sec tion 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
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 Suite 600

Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051

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

11080-1021813

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

CASE NO. 412025CA001735CAAXMA PHH MORTGAGE CORPORATION,

Plaintiff. MILDRED A. DUNCAN A/K/A MILDRED DUNCAN, ET AL.

#### Defendant(s). NOTICE OF ACTION

TO: MILDRED A. DUNCAN A/K/A MILDRED DUNCAN Residence: Unknown Last Known Address: 222 8th Avenue Drive E, Bradenton, FL 34208 TO: UNKNOWN SPOUSE OF MILDRED A. DUNCAN A/K/A MILDRED DUNCAN Residence: Unknown

Drive E, Bradenton, FL 34208 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the fol-lowing described property located in Man-atee County, Florida:

Last Known Address: 222 8th Avenue

LOT 10. BLOCK 23. OF THE RESUB-LOT 10, BLOCK 23, OF THE RESUB-DIVISION OF WHITES SUBDIVISION OF THE S 1/2 OF SW 1/4 OF SEC-TION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 190, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in 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 ADA Coordinator Manatee County, Manatee County Jury Office at 941-741-4062, PO Box 25400, Bradenton, FL 34206 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days if you are hearing or voice impaired, call

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast legal Services at (941) 746-6151 or www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011 or www.floridabar.org/public/lrs/. Date: 10/17/2025

Angelina Colonneso Clerk of the Circuit Court By: s/ Kris Gaffney Deputy Clerk of the Court Tromberg, Morris & Partners, PLLC 10/24-10/31/25LG 2T

#### IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001758

IN RE: ESTATE OF

MARK THOMAS BOWLING a/k/a MARK T. BOWLING a/k/a MARK BOWLING, Deceased.

> NOTICE TO CREDITORS The administration of the Estate of Mark

### **MANATEE COUNTY**

Thomas Bowling a/k/a Mark T. Bowling a/k/a Mark Bowling, deceased, whose date of death was June 22, 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 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 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 732.216-732.228, Florida Statutes 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

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 24, 2025.

Personal Representative: Jacob Noah Lewis 435 Park Avenue Cadiz, Ohio 43907

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

10/24-10/31/25LG 2T

Notice is hereby given that the Southwest Florida Water Management District west Florida Water Management District has received Environmental Resource Permit Application number 926358 from Gulf Coast Consulting, Inc., 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760. Application received: September 18, 2025. Proposed Activity: 183 Multifamily units apartment complex, Project Name: The Mitchell at Terra Ceia. Project Size: 9.15 acres, Location: Section 19, Township 33 S, Range 18 E, Manatee County, FL. Outstanding Florida Water: No, Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at <a href="https://www.watermatters.org/">www.watermatters.org/</a> trict's website at <a href="https://www.watermatters.org/permits/">www.watermatters.org/permits/</a>. Interested persons may inspect a copy of the application and submit writ-ten comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an admin-istrative hearing regarding the application, you must send a written request referencyou must send a written request referenceing the permit application number to the
Southwest Florida Water Management
District, Regulation Bureau, 7601 U.S.
Highway 301 North, Tampa, Florida 33637
or submit your request through the District's website at <a href="https://www.watermatters.org">www.watermatters.org</a>.
The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-

10/24/25LG 1T

#### 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: 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 of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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.

### **MANATEE COUNTY**

Signed on 10/3/2025.
First Publication on 10/17/2025.
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 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 ake ANDREW C. D'ARCANGELO, 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 representatives are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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, Deceased.

### 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 and the Personal Representative are set forth below.

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

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

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

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

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

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

is October 17, 2025.
Personal Representative:

### **MANATEE COUNTY**

/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
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 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: 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 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.

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,

### 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 unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE

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:
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

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-VAN), deceased, whose date of death was February 10, 2025, is pending in the Circuit

### **MANATEE COUNTY**

Court for MANATEE County, Florida, Probate Division, the address of which is 1051 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 having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative: DEBRA M. AYALA 6219 Springmont Loop Palmetto, FL 34221

Attorney for Personal Representative:
/s/ BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

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

### **ORANGE COUNTY**

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003099-O

Division 09

IN RE: ESTATE OF PASCO CAMPANO Deceased

#### NOTICE TO CREDITORS

The administration of the estate of Pasco Campano, deceased, whose date of death was June 11, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 FIRED.

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 24, 2025.

Personal Representative: Deborah C. German 10351 Hart Branch Circle Orlando, Florida 32832

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

10/24-10/31/25LG 2T

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

CASE NO. 2025-CA-003692-O ADDITION FINANCIAL CREDIT UNION, Plaintiff,

vs.
CHARLOTTE B. ANDERSON AND
UNKNOWN PARTY IN POSSESSION,
Defendant(s).

### **ORANGE COUNTY**

NOTICE OF FORECLOSURE SALE

Notice is hereby given that the Orange County Clerk of Court will on November 20, 2025, at 11:00 a.m. EST, online at <a href="https://www.myorangeclerk.realforeclose.com">www.myorangeclerk.realforeclose.com</a>, offer for sale one by one, to the highest bidder for cash, the property located in Orange County, Florida, as follows:

LOT 17, BLOCK A, BOOKER WASH-INGTON ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK P, PAGE(S) 97, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

pursuant to the Final Judgment of Foreclosure entered on October 17, 2025, in the above-styled cause, pending in said Court.

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 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, Orange County, 425 N Orange Avenue, Orlando, Florida 32801, County Phone: (407) 836-2000 via Florida Relay Service".

Dated October 22, 2025 s/ Stephen Orsillo Stephen Orsillo (FL Bar # 89377) of Sorenson Van Leuven, PLLC Post Office Box 3637 Tallahassee, Florida 32315-3637 Telephone (850) 388-0500 Facsimile (850) 391-6800 E-Service E-Mail Address: creservice @svllaw.com Attorneys for Plaintiff

10/24-10/31/25LG 2T

#### NOTICE OF Administrative complaint Orange County

To: NICOLE M. DAVIS

Case: CD202506316/D 3429208/3502664

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

10/24-11/14/25LG 4T

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

CASE NO. 2025 CC 018001 FAIRWINDS CREDIT UNION,

Plaintiff,

VS.
UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
OF RONDA LEE MILLER, NEAL
VANVALKENBURG, MICHELE QUINN,
ADVANTAGE EXPERTS SERVICES,
LLC. AND UNKNOWN PARTY IN
POSSESSION,
Defendant(s).

### NOTICE OF ACTION

TO: UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONDA LEE MILLER

352 Sesame Avenue, Apopka, FL 32703 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Orange County, Florida: LOTS 50 AND 51, APOPKA-WEKIVA

LOTS 50 AND 51, APOPKA-WEKIVA HOMESITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK M, PAGE 51, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Stephen Orsillo, the Plaintiff's attorney, whose address is Post Office Box 3637, Tallahassee, Florida 32315-3637, within 30 days after the first publication date and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

Dated this 21st day of October, 2025. Tiffany Moore Russell, Clerk of Courts 425 N Orange Ave, Orlando, FL 32801 By: /s/ Lauren Scheidt Deputy Clerk Sorenson Van Leuven, PLLC

10/24-10/31/25LG 2T

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The

### ORANGE COUNTY

Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Michael Lee Topp, 183 GOERZEN ST, Saskatoon S7K 7A6 Canada; VOI: 225553-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$2,337.34; PER DIEM: \$0.66; NOTICE DATE: October 8, 2025 OBLIGOR: Hugh Phillip George Harrison, LOT #22 ANDERSON AVE, Williamsville Trinidad and Tobago and Alyssa Marie Homer-Harrison, LOT #22 ANDERSON AVE, Williamsville Trinidad and Tobago; VOI: 298296-01; TYPE: Annual; POINTS: 38000; TOTAL: \$15,446.70; PER DIEM: \$5.35; NOTICE DATE: October 8, 2025 OBLIGOR: Tania Janine Echevarria Elvir, BARRIO EL CENTRO, ENTRE 849 AVE, Tela 504 Honduras; VOI: 312035-01; TYPE: Annual; POINTS: 51700; TOTAL: \$20,901.60; PER DIEM: \$6.61; NOTICE DATE: October 8, 2025 OBLIGOR: Tania Aide Montellano Miranda, Calle 12 De Diciembre #144 San Mateo Otzacatipan, Toluca 50220 Mexico; VOI: 323512-01; TYPE: Annual; POINTS: 51700; TOTAL: \$20,901.60; PER DIEM: \$5

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001629-O

IN RE: ESTATE OF MARTIN FIDEL CANDIA a/k/a MARTIN F. CANDIA a/k/a MARTIN CANDIA, Deceased.

### NOTICE TO CREDITORS

The Administration of the Estate of Martin Fidel Candia a/k/a Martin F. Candia a/k/a Martin F. Candia a/k/a Martin Candia, Deceased, whose date of death was April 6, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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.

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: Sandra Maria Tagariello 334 Mandrake Street Orlando, Florida 32811

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

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

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

(Continued on next page)

#### **NOTICE TO CREDITORS**

The administration of the estate of PAUL W. LATTIMORE, JR., whose date of death was April 2, 2025, File Number 2025-CP-003015-O, is pending in the Clerk of the Circuit Court, Orange County, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names 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 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 All other dealins 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 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 the first publication of this notice is October 17, 2025.

Personal Representative: CARLA B. YATES c/o YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606

Personal Representative's Attorney: CARLA B. YATES, Esquire YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 (813) 254-6516 Florida Bar No.: 709166 cyates@yateslawfirm.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 page of: METRO MOBILITY ORI ANDO

Owner: SLK Fulfillment Center Corp

9421 S Orange Blossom Trail, Unit 5&6, Orlando, FL 32837 10/24/25LG 1T

#### **NOTICE OF** ADMINISTRATIVE COMPLAINT **ORANGE COUNTY**

To: ACHILLES A. RODRIGUEZ Case No.: CD202508322/D 3335782

An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120,569 and 120,57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

10/24-11/14/25LG 4T

#### **NOTICE OF** ADMINISTRATIVE COMPLAINT **ORANGE COUNTY**

To: CLIFTON J. SPIGNER

Case No.: CD202506020/G 3302735

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

10/24-11/14/25LG 4T

#### **NOTICE OF SUSPENSION ORANGE COUNTY**

To: CLIFTON J. SPIGNER Case No.: CD202506410/D 3312677

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

10/24-11/14/25LG 4T

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

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

trade name of:

TACO TANGO

### **LEGAL ADVERTISEMENT** ORANGE COUNTY

Owner: Barchetta Hospitality, LLC 10749 East Colonial Drive Orlando, FL 32817

10/24/25LG 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:

THE STAMPING QUEEN —
NOTARY AND APOSTILLE SERVICES

Owner: Raquel Short 1735 Spruce Avenue Winter Park, FL 32789 10/24/25LG 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 Statutes (Chapter 90-267), the trade name of:

STUDIO ÉSEN Owner: Stephani Nardulli

2121 S. Hiawassee Rd. Orlando, FL 32835

10/24/25LG 1T

### IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002513-O Division Probate

IN RE: ESTATE OF TAGHEIH AMINI Deceased

#### NOTICE TO CREDITORS

The administration of the estate of TAGHEIH AMINI, deceased, whose date of death was May 12, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732 216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

NOTWITHSTANDING THE TIME 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 24, 2025.

Personal Representative: /s/ Raheleh Dayerizadeh RAHELEH DAYERIZADEH 5340 Lookout Pass Wesley Chapel, Florida 33544

Attorney for Personal Representative: /s/ Cynthia I. Waisman, Esq. Cynthia I. Waisman, P.A. Florida Bar No: 0169986 5406 Hoover Boulevard, Unit 11 Tampa, Florida 33634 Telephone: (813) 279-6180 Fax: (813) 890-3461 E-Mail: cynthia@cynthiawaismanlaw.com Secondary E-Mail cynthiawaisman@gmail.com

10/24-10/31/25I G 2T

#### IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA

Case No.: 2025-CC-012041-O

Stratford Pointe Homeowners Association of Orange County Florida, Inc.,

Jacqueline Santoni; et al. Defendant(s)

### NOTICE OF ACTION

TO: JACQUELINE SANTONI 10331 Stratford Pointe Ave. Orlando, FL 32832

YOU ARE NOTIFIED that an action to enforce and foreclose upon a notice and claim of lien on the following property has been filed in Orange County, Florida:

LOT 41 OF STRATFORD POINTE ACCORDING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 64, PAGE(S) 107 THROUGH 111, OF THE PUBLIC RECORDS OF OR-ANGE COUNTY, FLORIDA.

A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta Newspaper, and file the original with the Clerk of this Court ei-ther before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure

### **LEGAL ADVERTISEMENT ORANGE COUNTY**

Complaint.

Dated this 16th day of October, 2025 Tiffany Moore Russell, Clerk of Courts By: /s/ Naline Bahadur

Deputy Clerk Civil Division, 425 N. Orange Ave., Room 350, Orlando, Florida 32801

10/24-10/31/25LG 2T

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

CASE NO. 2024-CA-002825-O

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A Plaintiff.

MOHAMMED ISSA, et al,

## NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to NOTICE IS HEREBY GIVEN pursuant to an Order dated September 11, 2025 and entered in Case No. 2024-CA-002825-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE I OAN TRUST 2023-A is the Plaintiff and TRUSTEE FOR CITIGROUP MUR LGAGE LOAN TRUST 2023-A is the Plaintiff and MOHAMMED ISSA A/K/A MOHAMMED S. ISSA; SAMAR ISSA A/K/A SAMAR NABIL ISSA; UNKNOWN SPOUSE OF MOHAMMED ISSA A/K/A MOHAMMED S. ISSA; UNKNOWN TENANT #1; CORNING FEDERAL CREDIT UNION; AND STONEYBROOK MASTER ASSOCIATION OF COLUMN INCOME. TION OF ORLANDO INC. the Defendants. Tiffany Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at www.orange.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on November 24, 2025, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 23, BLOCK 14, OF STONEY-BROOK UNIT II, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 40, PAGE(S) 106-109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

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

Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Orange County, ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204; and in Osceola County; 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 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

DATED at Orange County, Florida, this 15th day of October, 2025. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flemailservice@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795

TL/104337 10/24-10/31/25LG 2T

### **OSCEOLA COUNTY**

### NOTICE OF ACTION

RE: CLUB SEVILLA II CONDOMINIUM ASSOCIATION, INC

OSCEOLA County, Florida Non-Judicial Timeshare foreclosure process

Unit Owner(s) Last Known Address Unit Week(s) Amount due:

Patricia A Brundage & Jamie C Roy 146 Abaca Way
Orleans, Ontario, K2S2C2 Canada

Gail M Vancoevering 7201 Kilmer SE Street Grand Rapids, MI 49512 1002/09 \$990.28 Marion B Hughes-Mook

4 Samuel Court St Catherines, ON L2M6M2 Canada \$1.310.56 Yvonne Greene Montaque c/o Robert Montaque

5098 Silver Peak Cove Memphis, TN 38125 \$1,310.56

## **OSCEOLA COUNTY**

**LEGAL ADVERTISEMENT** 

Ernest J Cauthen & Sheryl B Cauthen 350 Indian Lake Court Hiram, GA 30141 \$1,310.56 Robert Aitcheson

10450 Turkey Lake Road Unit 692111 Orlando, FL 32869 901/22 \$1,310.56 Brian Hughes

The Estate of Brian Hughes
Any and all heirs and devisees of the
Estate of Brian Hughes 5003 Brookfield Street Lehigh Acres, FL 33971-6658 801/24 \$1,310.56

Nancy L Olexa 10104 Buckeye Drive Huntsville, OH 43324 803/25 \$1,310.56

Elizabeth D Perry & Miguel F Simmons 246 Cedarwood Drive Swansboro, NC 28584 \$1,310.56

Manuel Marquez & Leticia Marquez Salvador Nava #159 Colonia Loma Alta San Louis Potosi, 78210 Mexico 901/27 \$1,310.56

Evelyn R Jenkins 167 Spoonbill Circle Savannah, GA 31405 903/30 \$1,310.56

Sally M Hicks c/o Ben Hicks PO Box 7261 Colombus, GA 31908-7261 705/34 \$1,310.56

Theresa Senter individually Personal Representative of The Estate of Janice E Wolff 4579 Waterford Drive Evans, GA 30809 701/45 \$1,310.56

Christopher J Davis 10084 Milky Way Circle Sarasota, FL 34241-1500 703/48 \$1,231.84

Glanville R Coe & Valerie Coe Carisbrooke 29 Forge Lane Rochester ME37AJ United Higham, Kingdom 706/51 \$874.89

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in OSCEOLA County, Florida, to-wit: Unit Numbers and Week Numbers (as

set forth above) in CLUB SEVILLA II, A Condominium, together with all appurtenances, according and subject to the Declaration of Condominium thereof as recorded in Official Records Book 880, Page 2067, of the Public Records of Osceola County, Florida, and all amendments thereof and supplements thereto,

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure pro-cedure established in Section 721.855, Florida Statutes. You may choose to sign Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of you signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire TRUSTEE FOR CLUB SEVILLA II CON-DOMINIUM ASSOCIATION, INC. 201 Fletcher Avenue, Second Floor Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trusteé foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your time-share interest are insufficient to offset the amounts secured by the lien.

DATED this 16th day of OCTOBER, 2025. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE for CLUB SEVILLA II CONDO MINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

### NOTICE OF ACTION

RE: CLUB SEVILLA CONDOMINIUM OSCEOLA County, Florida

Non-Judicial Timeshare foreclosure process Unit Owner(s) Last Known Address Unit Week(s) Amount due

Harvey Morita & Barbara M Morita 7710 Rudderow Avenue Pennsauken, NJ 08109 311/01 \$1,298.59

Richard Denson 3020 Harvest Circle Fairburn, GA 30213 \$1,264.30

Carmello Luberto & Richard Luberto The Estate of Carmello Luberto Any and all heirs and devisees of The Estate of Carmello Luberto
The Estate of Richard Luberto Any and all heirs and devisees of The Estate of Richard Luberto 1877 Windward Court Toms River, NJ 08753 411/19 \$1,298.59

### LEGAL ADVERTISEMENT **OSCEOLA COUNTY**

Donna J Gogel 2369 Dublin Road Orefield, PA 18069-9628

\$1.299.01 Leshonda Wilson & David James 52 Evan Road Warwick, NY 10990-4019 \$1,298.59

Jerome Diers & Judy Diers Estate of Jerome Diers Any and all heirs and devisees of The Estate of Jerome Diers 10 Jennifer Drive Glen Carbon, IL 62034 \$1,298,59

Sidney Eugene Fox, JR 89 Frank Road Eldon, MO 65026 225/25 \$1,299.01

Melissa McCoy 100 Mary Powell Drive Apt 810 Eldon, MO 65026 \$1,449.01

Marilyn Moore-Williams and Leon Williams The Estate of Leon Williams Any and all heirs and devisees of the Estate of Leon Williams 900 Park Avenue Fairmount, NC 28340 211/31 \$1,298.59

Jared Linn Rich & Sara Ann Jezuit 15549 SW Stoneridge Circle Beaverton, OR 97007 428/33 \$1,298.59 Kenneth R Hall & Carol A Hall

14903 Juniper Hill Road Sterling, NY 13156 311/36 \$1,298.59 Jeffrey D Burns & Jerry L Burns

Ashlie Smith 1424 Bradford Lane Monroe, GA 30656 512/38 \$1,298.59 Mary Jakeway

4485 Greystone Village Drive Columbus, OH 43228 \$1,298.59 George Reis 60 Francois De Lauzon La Prairie

\$1,147.75 William E Slack 52919 Cash Ridge Road Shadyside, OH 43947

Quebec, J5R6W6 Canada

\$1,298.59 Kimberly Baker &Westley Baker 8582 Fawn Way McCordsville, IN 46055 \$1,298,59

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in OSCEOLA County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in CLUB SEVILLA, A Condominium, together with all appurtenances, according and subject to the Declaration of Condominium thereof as recorded in Official Records Book 732, Page 467, of the Public Records of Osceola County, Florida, and all amendments thereof and supplements thereto,

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure pro-cedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of you signed objection form, the foreclosure of the lien with re-spect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections

must be made in writing to: Thomas L Avrutis, Esquire TRUSTEE FOR CLUB SEVILLA CONDO-MINIUM ASSOCIATION, INC. 201 Fletcher Avenue, Second Floor Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trusteé foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your time-share interest are insufficient to offset the amounts secured by the lien.

DATED this 16th day of OCTOBER, 2025. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE for CLUB SEVILLA CONDO-MINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

### IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP000758PR IN RE: ESTATE OF ROBERT WAYNE BETSCH,

Deceased

### NOTICE TO CREDITORS

The administration of the Estate of Robert Wayne Betsch, deceased, whose date of death was September 15, 2025. is pending 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 attorney are set forth below.

All creditors of the Decedent and other (Continued on next page)

### **OSCEOLA COUNTY**

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 24, 2025.

Personal Representative: Mark Betsch 11700 West Harmony Lane Olathe, Kansas 66062

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

10/24-10/31/25LG 2T

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

OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024 CA 003138 MF
CITIBANK, N.A., NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS OWNER
TRUSTEE OF BRAVO RESIDENTIAL
FUNDING TRUST 2024-NQM2
DI AINTIEF

UIZ FABIANO PISSONI CELLI A/K/A LUIZ CELLI, ET AL., DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant
to Order Granting Plaintiff's Motion to
Cancel and Reschedule the Foreclosure Sale Scheduled for November, 5 2025 dated the 16h day of October, 2025, and entered in Case No. 2024 CA 003138 MF

of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Citibank, N.A., not in its individual wherein Citibank, N.A., not in its individual capacity, but solely as Owner Trustee of BRAVO Residential Funding Trust 2024-NQM2 is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, LUIZ FABIANO PISSONI CELLI A/K/A LUIZ CELLI, MARIA SALI CELLI, VALE SOLLAR, WILLIAM MAZAR, ENFIN CORP., SUNNOVA SLA MANAGEMENT, LLC, GOODLEAP, LLC and CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, NC. are defendants. Kelvin Soto as the INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 7th day of January, 2026, the following

NSSIMINE, I C 3474 at 1.10 A.M. INTO A.M. INTO ALM. INTO If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. Dated this 17th 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 11080-1023125

PLAINTIFF,

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

VS. ISABEL ISABEL MARTINEZ, JOS MALDONADO-TORRES ET AL., **JOSE** DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset

#### **OSCEOLA COUNTY**

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 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. 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, 2025, the following described property as set forth in said Final Judgment, to wit: 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
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.
ACTED THE FILMS ADE DEPORTS AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.

Dated this 10th 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 11080-1021726

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

CIVIL DIVISION CASE NO. 492025CA000285XXXAXA

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I Plaintiff.

ELSA ORTIZ, et al,

Defendants.

## NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated September 16, 2025 and entered in Case No. 492025CA000285XXXAXA of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUIST Lie the TIAL MORTGAGE LOAN TRUST Lis the Plaintiff and ASSOCIATION OF POINCI-ANA VILLAGES, INC, KAREN A. HER-NANDEZ, OSCEOLA COUNTY, the De-fendants. Kelvin Soto, Esq., Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola Florida, at 11:00 a.m. on **November 18, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 16, BLOCK 2213, POINCIANA NEIGHBORHOOD I, VILLAGE 5, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 144 THROUGH 158, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

If you are a person claiming an interest than the Property Owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the Owner of the record as of the date of the lis pendens may claim the surplus.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 at Osceola County, Florida, this 15th day of October, 2025.

RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802

### **OSCEOLA COUNTY**

flemailservice@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 TL/24-F000489

10/24-10/31/25LG 2T

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

CASE NO.: 2024-CC-004498

THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC., Plaintiff

ALISON DEFREITAS, Defendant.

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Conformed Order on Plaintiffs Motion to Reschedule Foreclosure Sale entered in this cause on October 14,2025 by the County Court of Osceola County, Florida, for the following property described as:

Lot 456, OAKS PHASE 1 B-1 ac-Lot 456, OARS PHASE 1 B-1, according to the Plat thereof, recorded in Plat Book 11, Page(s) 146 through 154, inclusive, of the Public Records of Osceola County, Florida.

will be sold at public auction by the Osceo-la County Clerk of Court, at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissim-mee, FL 34741, on November 13,2025 at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statues.

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, 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 you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

/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

10/24-10/31/25LG 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

### **AMERICAN PRO GUTTERS**

Owner: Richard Pratts 2165 Nolte Rd Suite 6 St Cloud, FL 34772

10/24/25LG 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, Courthouse Square, Room 204 (2nd por), Kissimmee, FL 34741, at 11:00 o'clock A.M. on December 2, 2025, following described property as set forth in said Order Granting Final Judgment of oreclosure, 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 enparticipate 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 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 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 Jóshua Mowery, Esquire

### **OSCEOLA COUNTY**

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-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, Kissimmee, Florida 34741. 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 decedents 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 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: Clarrissia Lindsay 4151 Hunters Park Lane, Suite 100 Orlando, Florida 32837

Attorney for Personal Representative: Anamaria Taitt, Esq. 4151 Hunters Park Lane, Suite 100 Orlando, Florida 32837 Email: nexuslegalsolutions@gmail.com 10/17-10/24/25 2T

#### 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 RESORT, 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 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 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 7711.

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

### **OSCEOLA COUNTY**

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 pending 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 attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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

### PASCO COUNTY

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

Case No: 2025CA002278CAAXWS NFWRF7 LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff.

DAYRELIS GARCIA; et al.,

#### Defendants. NOTICE OF ACTION

TO: FERNANDO AGUSTIN SERGOBIA 12617 Nicole Ln, Tampa, FL 33625 FERNANDO AGUSTIN SERGOBIA 1701 S 39th St, Saint Joseph, MO 64507 UNKNOWN SPOUSE OF FERNANDO AGUSTIN SERGOBIA 12617 Nicole Ln, Tampa, FL 33625 UNKNOWN SPOUSE OF FERNANDO AGUSTIN SERGOBIA 1701 S 39th St, Saint Joseph, MO 64507

DAYRELIS GARCIA 12617 Nicole Ln, Tampa, FL 33625 DAYRELIS GARCIA 1701 S 39th St, Saint Joseph, MO 64507 UNKNOWN SPOUSE OF

DAYRELIS GARCIA 12617 Nicole Ln, Tampa, FL 33625 **UNKNOWN SPOUSE OF** DAYRELIS GARCIA

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grant-ees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), deceased or whose last known addres

1701 S 39th St, Saint Joseph, MO 64507

es are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit:

LOT 398, CREST RIDGE GARDENS, UNIT 3, RECORDED IN PLAT BOOK 8, PAGE 4, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rashida Willhoit, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a de-fault will be entered against you for the relief demanded in the Complaint. Due on or before November 24, 2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New

### PASCO COUNTY

Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance or immediately upon receiving this noti-fication if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot activate transportation and cannot activate transportation. commodate for this service. Persons with disabilities needing transportation to court should contact their local public transpor-tation providers for information regarding transportation services.

WITNESS my hand and seal of the said Court on October 22, 2025.

/s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan

Lender Legal PLLC 1800 Pembrook Dr #250, Orlando, FL 32810 10/24-10/31/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No: 2025CA002955CAAXWS

CARRINGTON MORTGAGE SERVICES.

Plaintiff.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY L. TILLEY, DECEASED; et al., Defendants.

#### NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST LUCY L. TILLEY, DECEASED 9630 Mendel Dr. 9630 Mendel Dr.

New Port Richey, FL 34654

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grant-ees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows to wit:

LOT 117, BASS LAKE ACRES, AS SHOWN ON MAP OR PLAT THERE-OF M. B. 4, PAGE 107, OF THE PUB-LIC RECORDS OF PASCO COUNTY, **FLORIDA** 

TOGETHER WITH A 2007 NOBILITY HOMES INC. MOBILE HOME WITH SERIAL NUMBERS N110313A/B

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rashida Willhoit, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a de-fault will be entered against you for the re-lief demanded in the Complaint. Due on or before November 24, 2025.

before November 24, 2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notior immediately upon receiving this noti-fication if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transpor-tation providers for information regarding transportation services.

WITNESS my hand and seal of the said Court on October 21, 2025.

/s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan

Lender Legal PLLC 1800 Pembrook Dr #250, Orlando, FL 32810 10/24-10/31/25LG 2T

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

DAVIES & KERR CONSULTING, INC. AS TRUSTEE FOR DAVIES & KERR CONSULTING, INC. RETIREMENT PLAN

UNKNOWN TRUSTEE OF THE ZEPHYRHILL FAMILY LAND TRUST DATED DECEMBER 20, 2024; UNKNOWN BENEFICIARIES OF THE ZEPHYRHILL FAMILY LAND TRUST DATED DECEMBER 20, 2024; ET. AL.; Defendants.

### NOTICE OF ACTION

TO: UNKNOWN TRUSTEE OF THE 3810 AUTUMN PALM DR LAND TRUST DATED SEPTEMBER 16, 2023; UNKNOWN BENEFICIARIES OF THE 3810 AUTUMN PALM DR LAND TRUST DATED SEPTEMBER 16, 2023; UNKNOWN TRUSTEE OF THE 3810 ALITUMN PALM DR LAND TRUST: UN-KNOWN BENEFICIARIES OF THE 3810 AUTUMN PALM DR LAND TRUST Last Known Address: Unknown Current Address: Unknown

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

PARCEL A: THE SOUTH 105 FEET OF THE WEST 144.85 FEET OF TRACT 24, IN THE NORTHWESTERLY 1/4 SECTION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLOR-

### PASCO COUNTY

IDA; LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227, PAGE 681, PUBLIC RE-CORDS OF PASCO COUNTY, FLOR-

AND

PARCEL B: PARCEL B:
COMMENCE AT THE NORTHEAST
CORNER OF TRACT 24, SECTION 23, TOWNSHIP 26 SOUTH,
RANGE 21 EAST, ZEPHYRHILLS
COLONY COMPANY LANDS AS RECORDED IN PLAT BOOK 1, PAGE
55, PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA, FOR A POINT
OF BEGINNING; THENCE WEST,
432,10 FEET; THENCE SOUTH
27,40 EEET; THENCE SOUTH
27,40 EEET; THENCE SOUTH OF BEGINNING; HEINCE WEST, 432.10 FEET; THENCE SOUTH, 227.40 FEET; THENCE EAST, 198.55 FEET; THENCE EAST, 233.55 FEET; THENCE EAST, 233.55 FEET; THENCE NORTH 332.40 FEET TO THE POINT OF BEGINNING. LESS PROPERTY DESCRIBED IN OFFICIAL PROPERTY DESCRIPED P PROPERTY DESCRIBED IN OFFI-CIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227, PAGE 681, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL ID NUMBER: 23-26-21-0020-02400-0010

COMMONLY KNOWN AS: 3810 AU-TUMN PALM DR., ZEPHYRHILLS, FLORIDA 33541

has been filed against you and you are nas been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, 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 bein the complaint or petition. Due on or before November 24, 2025.

This notice shall be published once a week for two consecutive weeks.

WITNESS my hand and the seal of this court on October 16, 2025.

By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Tarokh Law, PLLC PO Box 10827, Tampa, FL 33679

10/24-10/31/25LG 2T

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

CASE NO.: 2025CA000841CAAXWS FREEDOMMORTGAGE CORPORATION

KAREN R. KEITH A/K/A KAREN KEITH,

DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant

to Order Granting Motions to Cancel and Reschedule the Foreclosure Sale for October 14, 2025 dated the 13th day of October, 2025, and entered in Case No. 2025CA000841CAAXWS, of the Circuit Court of the Sixth Judicial Circuit and for Pasco County, Florida, wherein in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KAREN R. KEITH AK/A KAREN KEITH; UNKNOWN SPOUSE OF KAREN KEITH; UNKNOWN SPOUSE OF KAREN R. KEITH A/K/A KAREN KEITH, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; ISPC, INC A/K/A ISPC; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www pasco. and best bidder for cash at www.pasco. realforeclose.com at 11:00 A.M. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

Final Judgment, to wit: Lot 1617, Holiday Lakes Estates Unit Nineteen, according to the map or plat thereof as recorded in Plat Book 11, Page 3, Public Records of Pasco County,

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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation any accommodation in order The court does not provide transportation and cannot accommodate for this service

ersons with Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 14th day of October, 2025.

By: \_\_\_\_/S? Liana Hall\_\_\_\_\_\_
Liana R. Hall

Bar No. 73813

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 11080-1021902

> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP000173CPAXES IN RE: ESTATE OF WILFRED RIERA RODRIGUEZ,

**NOTICE TO CREDITORS** The administration of the estate of Wil-

### PASCO COUNTY

fred Riera Rodriguez, deceased, whose date of death was July 26, 2023, is pending in the Circuit Court for Pasco County, Florida, West Pasco Judicial Center, Probate Division, 7530 Little Rd., New Port Richey, FL 34654-5598. The names and addresses 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.

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 TATUTES 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 24, 2025.

Personal Representative: /s/ Nilda Maria Cintron Nilda Maria Cintron 3505 F. Lake Drive Land O' Lakes, Florida 34639

Attorney for Personal Representative: Attorney for Personal Representative:
/s/ Trimeshia L. Smiley
Trimeshia L. Smiley, Esq.
FL Bar No. 0117566
The Probate Pro, a division of
Darren Findling Law Firm, PLC
3300 W. Lake Mary Blvd., Suite 310
Lake Mary, Florida 32746
Phone: 407-559-5480
Email: trimeshia@theprobatepro.com
Secondary Email: Secondary Email: floridaservice@theprobatepro.com

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001585

IN RE: ESTATE OF ETHEL MAY TAYLOR f/k/a Ethel M. Mueller Deceased.

### **NOTICE TO CREDITORS**

The administration of the estate of Ethel May Taylor, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Pasco 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 perrepresentative's attorney are set sonal repre forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 24, 2025.

Personal Representative: /s/ Jim Mueller 229 Davis Estates Rd. Athens, GA 30606

Attorney for Personal Representative: /s/ 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 10/24-10/31/25LG 2T

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

CASE #: 2025CA001855CAAXES

DAVIES & KERR CONSULTING, INC. AS TRUSTEE FOR DAVIES & KERR CONSULTING, INC. RETIREMENT PLAN Plaintiff

UNKNOWN TRUSTEE OF THE ZEPHYRHILL FAMILY LAND TRUST

### PASCO COUNTY

DATED DECEMBER 20, 2024; UNKNOWN BENEFICIARIES OF THE ZEPHYRHILL FAMILY LAND TRUST DATED DECEMBER 20, 2024; ET. AL.;

#### NOTICE OF ACTION

TO: ANTONIO F. KAIK Last Known Address: 1715 W. Jean St., Tampa, FL 33604 Current Address: Unknown ROXANA NOVOA Last Known Address: 10016 N. Hyaleah Rd., Tampa, FL 33617 Current Address: Unknown ARIOSKY COLLADO

Last Known Address: 8870 N. Himes Ave., Ste. 341, Tampa, FL 33614 Current Address: Unknown

ARIOSKY COLLADO, AS TRUSTEE UNDER 3810 AUTUMN PALM DR LAND TRUST DATED SEPTEMBER 16, 2023 Last Known Address: 8870 N. Himes Ave., Ste. 341, Tampa, FL 33614 Current Address: Unknown

UNKNOWN SPOUSE OF ANTONIO F. KAIK Last Known Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541 Current Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541

Last Known Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541 Current Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541 **UNKNOWN TENANT # 2** 

**UNKNOWN TENANT #1** 

Last Known Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541 Current Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Pasco County, Florida: PARCEL A:

PARCEL A:
THE SOUTH 105 FEET OF THE WEST
414.85 FEET OF TRACT 24, IN THE
NORTHWESTERLY 1/4 SECTION
23, TOWNSHIP 26 SOUTH, RANGE
21 EAST, ZEPHYRHILLS COLONY
COMPANY LANDS AS RECORDED IN
PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA: JESS PROPERTY DESCRIBED

1 SES PROPERTY DESCRIBED

1 SES PROPERTY DESCRIBED IDA; LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227 PAGE 681 PUBLIC RE CORDS OF PASCO COUNTY, FLOR-

AND PARCEL B:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 24, SEC-TION 23, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ZEPHYRHILLS COLONY COMPANY LANDS AS RE-CORDED IN PLAT BOOK 1, PAGE
55, PUBLIC RECORDS OF PASCO
COUNTY, FLORIDA, FOR A POINT
OF BEGINNING; THENCE WEST,
432.10 FEET; THENCE SOUTH
227.40 FEET; THENCE EAST, 198.55 227.40 FEET; THENCE EAST, 198.55
FEET; THENCE SOUTH, 105.00
FEET; THENCE EAST, 233.55 FEET;
THENCE NORTH 332.40 FEET TO
THE POINT OF BEGINNING. LESS
PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE
669 AND OFFICIAL RECORDS BOOK
7227, PAGE 681, PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA.

PARCEL ID NUMBER: 23-26-21-0020-02400-0010

COMMONLY KNOWN AS: 3810 AUTUMN PALM DR., ZEPHYRHILLS, FLORIDA 33541

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise a default will be en-tered against you for the relief demanded in the complaint or petition. Due on or before November 24, 2025.

This notice shall be published once a week for two consecutive weeks.

WITNESS my hand and the seal of this court on October 16, 2025.

By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Tarokh Law, PLLC PO Box 10827, Tampa, FL 33679

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

10/24-10/31/25LG 2T

CASE NO.: 2025CC005409CCAXES GRAND OAKS MASTER ASSOCIATION, INC.,

Plaintiff,

DANIEL T. KNOX and VERNA L. JONES-KNOX, Defendant(s).

### NOTICE OF ACTION

TO: DANIEL T. KNOX and VERNA L. JONES-KNOX 4653 Balsam Drive Land O' Lakes, FL 34639

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

Lot 11, Block 2, GRAND OAKS PHASE 2, UNITS 1 AND 2, accord-ing to the Plat thereof, recorded in plat Book 40, pages 1 through 6 inclusive, of the Public Records of Pasco County, Florida. A lawsuit has been filed against you

and you are required to serve a copy of your written defenses, if any, on or before November 24, 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 Plain-tiff'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

### PASCO COUNTY

each week for two consecutive weeks in

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 disabilities peedign transportation to court disabilities 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 17, 2025.

By: s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

10/24-10/31/25LG 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**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ES-

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 ida 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

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 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 AND DEMANUS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTAND-ING 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

10/24-10/31/25 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-The administration of the estate of ALFREDO 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 represent 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 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: Autorneys for Personal Representative: Leavengood, Dauval, Boyle & Vasti, PLLC 3900 First Street North, Suite #100 St. Petersburg, FL 33703 Telephone: (727) 327-3328

(Continued on next page)

Deceased

#### **PASCO COUNTY**

Florida Bar No.: 506311 Email: pvasti@leavenlaw.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001555CPAXWS

IN RE: ESTATE OF
BRIDGETTE RENEE EBANKS

#### 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.

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

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

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

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

The date of first publication of this notice is 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:

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

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

GADeservice@GendersAlvarez,com

CASE NO.: 2025CC004663CCAXES

GRAND OAKS MASTER ASSOCIATION, INC.,

Plaintiff, vs.

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, Deceased 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.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 11/17/2025 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 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

IN THE CIRCUIT COURT FOR

#### **PASCO COUNTY**

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

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

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

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

NOTWITHSTANDING THE TIME 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 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 10/17-10/24/25LG 2T

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

CASE NO.: 2025CC004715CCAXES

OAKSTEAD HOMEOWNER'S ASSOCIATION, INC., Plaintiff,

VS.

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 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 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

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

#### IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File Number 2025CP001648CPAXES

IN RE: ESTATE OF ERIC OTTO HUSBY, Deceased

### NOTICE TO CREDITORS

The administration of the estate of ERIC OTTO HUSBY, deceased, whose date of

### PASCO COUNTY

death was 9-18-2025, is pending in the circuit court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk.

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

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 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: 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk.

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

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 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: 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 (727) 843-0566 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, Plaintiff.

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,

#### **PASCO COUNTY**

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.

#### 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 property more particularly described as (a) the real property owned by Duke Energy Florida and lying 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 lying 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 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 (b) 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 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 Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses 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 Center, 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 services.

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: doneal@shutts.com Secondary Email: doneal@shutts.com Secondary Email: doneal@shutts.com SHUTTS & BOWEN LLP 4301 West Boy Scout Boulevard, Suite 300 Tampa, Florida 33607 Telephone: (813) 229-8901 Facsimile: (813) 229-8901 Attorneys for Duke Energy Florida, LLC 10/10-10/31/25LG 4T

Dated October 7, 2025

#### 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 HERNANDEZ, 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 38053 Live Oak Avenue, Dade City, FL 33523, before service on Petitioner or im-

### PASCO COUNTY

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

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

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

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

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

Dated 9/30/2025 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. 25-007408-ES Division 003

IN RE: ESTATE OF WILLIAM C. DRAEGER, JR., Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of WILLIAM C. DRAEGER, JR., deceased, whose date of death was June 7, 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.

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

be filed with the clerk.

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

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

FOREVER BARRED.

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

DEATH IS BARRED.

The date of first publication of this notice is October 24, 2025.

Personal Representative:
NICHOLAS J. GRIMAUDO
311 Park Place Blvd., Suite 300
Clearwater, FL 33759

Attorney for Personal Representative:
Tyler J. Willis, Attorney
Florida Bar Number: 1033425
JOHNSON, POPE, BOKOR,
RUPPEL & BURNS, LLP
311 Park Place Blvd., Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: twillis@jpfirm.com
Secondary E-Mail: kimh@jpfirm.com

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE, GUARDIANSHIP, AND TRUST DIVISION

CASE NO.: 2024-CP-008032

IN RE: THE ESTATE OF: BRODY ALLEN SEIGER, Deceased.

### NOTICE TO CREDITORS

The administration of the estate of BRODY ALLEN SEIGER., whose date of death was September 21, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate and Guardianship Division, the address of which is 545 1st Ave N, St. Petersburg, Florida 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 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

Marietta, OH 45750

(Continued on next page)

\$881.51

Kelly Forest

#### **PINELLAS COUNTY**

PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-009268-ES

IN RE: ESTATE OF DIANA JEAN SHEPLER, A/K/A DIANA J. SHEPLER, A/K/A DIANA SHEPLER Deceased

#### NOTICE TO CREDITORS

The administration of the estate of Diana Jean Shepler, a/k/a Diana J. Shepler, a/k/a Diana Shepler, deceased, whose date of death was August 1, 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.

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.

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

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 24, 2025.

Personal Representative Stephanie Goldun 3518 W. Ballast Point Boulevard Tampa, Florida 33611

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

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 23-007823-CI LAKEVIEW LOAN SERVICING LLC PLAINTIFF,

MARGARITA DIMITROVA VALCHEVA DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Pending Motions dated the 14th day of October, 2025, and entered in Case No. 23-007823-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Lakeview Loan Servicing LLC is the Plaintiff and MARGARITA DIMITROVA VALCHEVA; UNKNOWN SPOUSE OF MARGARITA DIMITROVA VALCHEVA; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. SUBJECT PROPERTY are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10 A.M. on the 3rd day of December, 2025, the following described property as

set forth in said Final Judgment, to wit: ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGG(S) 54 THROUGH 55, AS RECORDED IN PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service.

needing Persons with disabilities transportation to court should contact their local public transportation providers for information regarding transportation services. disabled

Dated this 15th 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

#### **PINELLAS COUNTY**

DESIGNATED PRIMARY E-MAIL FOR PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM 11080-1021967

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:

LENNYS COOPERATIVE HOSTEL

Owner: Leonard Schmiege 3024 25th Ave N St Petersburg, FL 33713-3826

#### 10/24/25LG 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 page of:

US EXPAT TAX SERVICES Owner: WEBTRES LLC 7901 4th St N Ste 300

St. Petersburg, FL 33702

10/24/25LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-008308-ES Division 003

IN RF: FSTATE OF DANIEL MARCUS BOWERS A/K/A MARC BOWERS, Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Daniel Marcus Bowers a/k/a Marc Bowers, deceased, whose date of death was August 28, 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 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative: /s/ Curtis Bowers 2569 S. Acoma Street Denver, Colorado 80223

Attorneys for Personal Representative: /s/ 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

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-008558-ES

Section 003

IN RE: ESTATE OF STANLEY R. FREIDEL, JR., aka STANLEY R. FREIDEL, aka S. ROBERT FREIDEL, aka S. ROBERT FREIDEL JR. STANLEY ROBERT FREIDEL, aka BOB FREIDEL,

### NOTICE TO CREDITORS

The administration of the estate of STANLEY R. FREIDEL, JR., aka STANLEY R. FREIDEL, aka S. ROBERT FREIDEL, aka S. ROBERT FREIDEL JR., aka STANLEY ROBERT FREIDEL, aka BOB FREIDEL, deceased, whose date of death was May 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Ste 300, 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 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.

The personal representative has no duty to discover whether any property held at

### **LEGAL ADVERTISEMENT** PINELLAS COUNTY

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 24, 2025.

Personal Representative: /s/ DONNA FREIDEL 111 Dorado Avenue Sewell, NJ 08080

Attorney for Personal Representative: Attorney for Personal Representatives/ /s/ Jeffrey M. Gad Florida Bar Number: 186317 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 400 N. Ashley Drive, Suite 3100 Tampa, FL 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 E-Mail: jeffreyg@jpfirm.com Secondary E-Mail: jcason@jpfirm.com

10/24-10/31/25LG 2T

NOTICE OF ACTION RE: VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC. PINELLAS County, Florida

NON-JUDICIAL TIMESHARE FORECLOSURE PROCESS TO: Unit Owner(s) Last Known Address Unit Week(s)

Amount due: Jovce W O'Brien 1388 Hill Drive Largo, FL 33770 4401/12

\$1,308.92 Basil V Patterson & Margie R Patterson 8033Harper Road Hixon, TN 37343 2204/17

\$1.308.92 Paula Louise Schmidt 4604 49th Street N, #10037 Saint Petersburg, FL 33709 5508/22 \$1,308.92 5508/23

\$900.14 John Daily & Joan Daily 2808 Lithia Pinecrest Road, Apt 105 Valrico, FL 33596-5618 6601/28

\$1,308.92 Gwen Thompson & Jennifer Francisco 17 Pineridge Court Newcastle, Ontario L1B 1B9 Canada 4402/39

\$1,308.92 Hazel Brown 1114 Bonnie Drive Tallahassee, FL 32304 \$1.308.92 Jordan Zimilover

4062 Wolverton D Boca Raton, FL 33434 4401/71 \$1.308.92

Melvin Davis & Ladonna R Davis 407 Hageman Lane Cedar Hill, TX 75104 6609/51

\$1,308.92 Joseph R Viola 1834 Dawn Ridge Avenue Henderson, NV 89074 \$1,000.00

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of time-share units on the Claim of Lien on the following described real property, located in PINELLAS County, Florida, to-wit:

Unit Numbers and Annual Timeshare Use Periods (as set forth above) in VOYAGER BEACH CLUB, a Condominium as more particularly defined and governed by that certain Declaration of Condominium thereof and all appurtenances thereto, as recorded in Official Records Book 5477, Page 1561 in the Public Records of Pinellas County, Florida and all amendments and exhibits thereto.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure pro-cedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the indicial foreclosure shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire TRUSTEE FOR VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION,

201 Fletcher Avenue, Second Floor Sarasota, FL 34237 within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your time share interest are insufficient to offset the amounts secured by the lien.

### **PINELLAS COUNTY**

Dated this 15th day of October, 2025. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE for VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

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

CIVIL DIVISION CASE NO: 25-006862-CO

PENTHOUSE GROVES ASSOCIATION a Florida not-for-profit corporation,

Plaintiff.

PAUL D. SIVESIND and SHELLY BAILEY, husband and wife, Defendants

#### NOTICE OF ACTION

STATE OF FLORIDA

TO: PAUL D. SIVESIND and SHELLY BAILEY, husband and wife,, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN

YOU ARE NOTIFIED that an action for

YOU ARE NOTIFIED that an action for Declaratory Judgment Determining Condominium Unit is Abandoned and to Appoint a Receiver to Lease Abandoned Unit in Pinellas County, Florida:

Unit B-215, PENTHOUSE GROVES UNIT A, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 3452, Page 429, of the Public Records of Pinellas County, Florida, and all amendments thereto, together and all amendments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on: SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-fault will be entered against you for the re-lief demanded in the Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordirator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

DATED this 16th day of October, 2025. Ken Burke, Clerk of the Circuit Court 315 Court Street, Clearwate Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk

10/24-11/14/25LG 4T

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

CIVIL DIVISION CASE NO: 25-002673-CO

PINE MEADOWS CONDOMINIUM ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff.

ESTATE OF FRED N. CROSS and UNKNOWN TENANT, Defendants.

#### NOTICE OF SALE **PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-002673-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein PINE MEADOWS CONDO da, wherein PINE MEADOWS CONDO-MINIUM ASSOCIATION, INC., a Florida not-for-profit corporation is Plaintiff, and ESTATE OF FRED N. CROSS, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on November 20, 2025, in an online sale at <a href="https://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a>, beginning at 10:00 a.m., the following property as set forth in said Final lowing property as set forth in said Final Judgment, to wit:

Condominium Unit No. 1, Building A, of PINE MEADOWS, a condominium, according to the Plat thereof recorded in Condominium Plat Book 48, Page 100, and being further described in 109, and being further described in that certain Declaration of Condominium recorded in Official Records Book 5162. Page 1118 through 1165 inclusive, as amended by instrument re-corded in Official Records Book 5177, Page 1721, of the Public Records of Pinellas County, Florida, and all re-corded and unrecorded amendments thereto, and together with an undivided interest or share in the common elements appurtenant thereto.

Property Address: 1890 Wolford Road #1, Clearwater, FL 33760-1439

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.

Any persons with a disability requiring ac commodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. Dated October 16, 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 10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-008541-ES IN RE: ESTATE OF

### PINELLAS COUNTY

**BRENDAN MICHAEL SMITH** Deceased.

#### 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, Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 W. Cleveland Street Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:

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

#### Notice of Public Auction

GADeservice@GendersAlvarez,com

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

10314-10340 US HWY 19 PORT RICHEY, FL 34668 IFFEREY STRIANO 2545 \$1970.70 IRIS DEL CARMEN UZCATEGUI 2041 CHRISTIAN NAJDOWSKI 1005 ALEXANDER SOTO \$504.50 1193-95 GEORGIE MOODY \$508.40 ALEXEY CONDE PEREZ \$517.70 1055 FRANKLIN JORGRE \$336.20 TA'JANAE GREEN \$504.50 1427 2180 BELCHER RD S. LARGO FL 33771

B110 \$553.85 TONJA RANSINGER-BRYANT B410 REGINA POWELL \$126.20 JENNIFER MITCHELL B218 \$469.35 **IVELISSE RIOS** \$311.60 A155 A137 CINDY CROSS \$3459.20 **GLIMMERT BECKHAM** C161 \$301.30 LORIANN SHEA \$589.70 C159 BRIAN SOMMER \$342.50

BARBARA WASHBURN D014 \$736.70 6249 SEMINOLE BLVD SEMINOLE FL 33772 ANGEL FERNANDEZ \$543.35

432 CHRISTOPHER BENNETT \$384.80 220 JOHN DOE \$538.85 SELIMAH WILKERSON \$579.20 253 CHRISTOPHER HEVIA \$578.20 6209 US HWY 19 NEW PORT RICHEY FL 34652 D-022 NORMA PRITCHARD \$351.50 4015 PARK BLVD. PINELLAS PARK, FL 33781

TERRY ROQUEMORE D237 HALFY DUMAN \$217.55 DEMETRIUS RICHARDSON A108 \$728.75 JENNIFER SHERMAN \$414.25 13240 WALSINGHAM RD. LARGO, FL 33774 C210 DANIEL DAMON \$477.50

975 2ND AVE S. ST. PETERSBURG, FL 33705 GERALDINE CLARK \$632.00 6118 US HWY 19 N. NEW PORT RICHEY, FL 34652 RODERICK HOLCOMBE \$485.90 B321 AMANDA ASI ESON \$428 15 JOSEPH NIEMANN \$229.10 C316 JUSTIN LUGO

C497 DONNA HORNADAY \$481.40 30750 US 19 N. PALM HARBOR, FL 34684 SCOTT MCDONALD **BRITTNEY OAKES** B205 ANGELA JOHNSON \$872.15 \$1029.60

PATRICK DOWD 13564 66TH ST N. LARGO FL 33771

1059 ROBERT WELSH \$336.20 23917 US 19 N. CLEARWATER FL 33765 2433 JOSHUA MCNEII \$242.75 KAREN ONORATO 2527 \$372,85 CHAD REDDING \$605.90 KATHI FEN MCGLOIN 2404 \$532.10 KAREEM MCGEE \$370.55 KAREN ONORATO \$428.15 5200 PARK ST. ST PETERSBURG FL 33709

\$479.90

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR

KYUMBA WILLIAMS

PINELLAS COUNTY, FLORIDA Case No: 25-006267-FD

UCN: 522025DR006267XXFDFD Erica Michelle Unterreiner

and James Milford Farrell,

Respondent

NOTICE OF ACTION TO: James Milford Farrell

8504 Abell Way (Continued on next page)

#### **PINELLAS COUNTY**

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 a copy of your written defenses, if any, to a copy of your written defenses, if arry, to it on Christopher M. Sierra, Esq., the Pe-titioner's attorney, whose address is 7850 Ulmerton Rd., Suite 3A, Largo, FL 33771, on or before 28 days after date of first pub-lication, 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.

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

10/17-11/7/25I G 4T

# IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-009504-ES IN RE: ESTATE 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 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 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,

### NOTICE TO CREDITORS

The administration of the estate of Victoria Lynn Doehring, deceased, whose date of death was June 2025, i ing 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 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

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

NOTWITHSTANDING THE TIME PERI-

### PINELLAS COUNTY

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: Matthew B. Doehring 13022 Sweet Hill Road Polk City, FL 33868

Attorneys for Personal Representative: Attorneys for Personal Represe 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 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 PINELLAS COUNTY, FLORIDA 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, 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.

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 survivby the decedent of 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. 732.3311. 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 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.

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,

### **NOTICE TO CREDITORS**

The administration of the estate of LAUR-EL K. BANTA, deceased, whose date of death was September 12, 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 ersonal representative and the p 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 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

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.

## **PINELLAS COUNTY**

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

Personal Representative: SYLVIA NOEL WHITE 1108 S. Highland Avenue Clearwater, Florida 33756

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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No.: 25-009444-ES Division: 004

The 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. Petersburg, 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 PUBLICATION OF THIS NOTICE OR 30 DAYS
AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 E-Mail: jmartinez@mlaw.us Secondary E-Mail: jessica@mlaw.us

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF JACK EDWARD THOMPSON JR.

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

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

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 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.

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.

Personal Representative: Jack Thompson III 6158 Burleigh Place Noblesville, Indiana 46205

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com

### **PINELLAS COUNTY**

Secondary E-Mail: ashley.cribbis@atcauselaw.com

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION 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 perrepresentative'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 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 filled with the defined. 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 against deceents estate miss line fine 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 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 Cir 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 (866) 326-7610 E-Mail: katie@everlovelegal.com

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

# 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 DISSOLUTION OF MARRIAGE

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 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 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 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. 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 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25-005761 FD

AYLIN SOTO SERRA,

WILFREDO SOTO GONZALEZ,

## **PINELLAS COUNTY**

DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: WILFREDO SOTO GONZALEZ

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 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 petition.

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

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

You must keep the Clerk of the Cirrount in the 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 be addresses on record at the clark's 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 10/6/2025

Deputy Clerk

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith

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

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

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

Dated 10/2/2025

By: /s/ Thomas Smith

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756

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

### **POLK COUNTY**

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-003545 IN RE: ESTATE OF MARIA CRISTINA MANDELBLAT a/k/a CRISTINA G. MANDELBLAT.

### **NOTICE TO CREDITORS**

The Administration of the Estate of Maria Cristina Mandelblat a/k/a Cristina G. Man-Cristina Mandelblat a/Wa Cristina G. Mandelblat, Deceased, whose date of death was August 7, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

(Continued on next page)

Florida Statutes. The written demand must be filed with the clerk.

Attorney for Personal Representative:

E-Mail: noel@clearwaterprobateattorney.com

IN RE: ESTATE OF IRVING BLAINE GILBERT

#### NOTICE TO CREDITORS

NOTWITHSTANDING THE TIME PERI-

124 Rangdale Rd. Durham, ME 04222

File No. 2025-CP-008952

NOTICE TO CREDITORS

personal representative's attorney are set forth below.

AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and

ALL CLAIMS NOT FILED WITHIN THE

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

Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201

Petitioner,

NOTICE OF ACTION FOR

Page 36/LA GACETA/Friday, October 24, 2025

### **POLK COUNTY**

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 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 24, 2025.

Personal Representative: Yakov Mandelblat 321 Meadow Green Drive Davenport, Florida 33837

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 (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: shelby@atcauselaw.com

10/24-10/31/25LG 2T

### IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003359 Division 14

IN RE: ESTATE OF MELTON LEROY PEARSON Deceased.

#### **NOTICE TO CREDITORS**

The administration of the estate of Melton Leroy Pearson, deceased, whose date of death was November 28, 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

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 24, 2025.

Personal Representative: /s/ Ellen Hanna Pearson 638 Laura Lane Auburndale, Florida 33823

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

10/24-10/31/25 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003495

Division 14

IN RE: ESTATE OF SEAN JOSEPH TRINKLE Deceased.

### NOTICE TO CREDITORS

The administration of the estate of Sean Joseph Trinkle, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, 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 persons 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 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. **POLK COUNTY** 

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 24, 2025.

Personal Representative: /s/ Yvette D. Trinkle 5336 Grimes Road Polk City, Florida 33868

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

10/24-10/31/25 2T

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

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

J XIKA Owner: Jessica Urrilola

357 Corso Loop Winter Haven, FL 33884 10/24/25I G 1T

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO : 2023CA005016000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF.

ALEXANDER VILLA, ET AL., DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE

RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiffs Emergency Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for October 10, 2025 dated the 8th day of October, 2025, and entered in Case No. 2023CA005016000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ALEXANDER VILLA, MARIANGELI AYALA PADILLA, AND LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION INC. are defendants Sale Scheduled for October 10, 2025 dated ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of December, 2025,

the following described property as set forth in said Final Judgment, to wit: Lot 196, Lakeside Landings Phase 3,

Lot 199, Lakeside Laillings Filase 3, according to the plat as recorded in Plat Book 168, Pages 5 through 7, of the Public Records of Polk County, Florida.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 15th day of October, 2025. By: \_/s/ Liana R. Hall \_\_\_\_ Liana R. Hall \_\_\_\_ Ray No. 73813

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

ESERVICE@MGS-LEGAL.COM 11080-1021940

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024-CA-000885-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF,

PLAINTIFF,
vs.
ACHILLE AUGUSTE, DARLINE
FELIX AUGUSTE, PINNACLE POINT
COMMUNITY ASSOCIATION, INC.
UNITED STATES OF AMERICA ON
BEHALF OF THE SECRETARY OF
HOUSING AND URBAN DEVELOPMENT
AND UNKNOWN TENANT IN
THE SUBJECT THE SUBJECT POSSESSION OF PROPERTY DEFENDANTS NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

### **POLK COUNTY**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of October, 2025, and entered in Case No. 2024-CA-000885-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DARLINE FELIX AUGUSTE, ACHILLE AUGUSTE, UNKNOWN TENANT IN POSSESSION SUBJECT OF THE SUBJECT PROPERTY N/K/A BEN LIMA, PINNACLE POINT COMMUNITY ASSOCIATION, INC. AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT THE PROPERTY are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk. realforeclose.com at 10:00 A.M. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 24, Pinnacle Point, according to the

plat thereof recorded in Plat Book 185 Page 20, of the Public Records of Polk County, Florida. IF YOU ARE A PERSON CLAIMING A

RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this cotification if the time before the schedule. 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 15th day of October, 2025. By: 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
SFRVICE Liana R. Hall

11080-1021991

SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA-002955-A000-BA FREEDOM MORTGAGE CORPORATION

PLAINTIFF, SCOTT DOUGLAS MIDGLEY, ET AL., DEFENDANT(S). NOTICE OF ACTION

Unknown Spouse of Scott Douglas Midgley Last Known Address: 4147 Muirfield Loop.

Lake Wales, FL 33859 Current Residence: UNKNOWN TO: Unknown Spouse of Scott Douglas

Midgley Last Known Address: 9818 Bernwood Place Drive, Unit 306, Fort Myers, FL

Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for oreclosure of Mortgage on the following described property:

Lot 12, Lake Ashton Golf Club Phase I according to the map or plat thereof as recorded in Plat Book 117, Pages 19-27 in the Public Records of Polk 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 11/23/25, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711 WITNESS my hand and the seal of this Court this 16th day of October, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court

By: Sebastian Irlanda As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1023161

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA BANK USA. **HSBC** NATIONAL ASSOCIATION, AS FOR CARRINGTON LOAN TRUST, SERI ASSET-BACKED P. CERTIFICATES, TRUSTEE SERIES 2007-HE1 PASS-THROUGH Plaintiff,

vs. TODD BIRD, et al., Defendants. Case No: 2018-CA-000999 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant 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 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

#### **POLK COUNTY**

ASSET-BACKED 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES, is the Plaintiff and TODD BIRD; DAWNNA BIRD; HIGHLANDS CREEK PROPERTY OWNERS' ASSOCIATION, INC. A/K/A HIGHLANDS CREEK HOME OWNERS ASSOCIATION, INC. A/K/A HIGHLANDS CREEK SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC. JINKNOWN TENANT #4 AUR/A CALES 2007-HE1 PASS-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 highest 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 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 Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. 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 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 Office 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 exact copy of the foregoing was furnished by

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
OWNERS' ASSOCIATION, INC. AIK/A OWNERS ASSOCIATION, INC. AVANA HIGHLANDS CREEK HOME OWNERS ASSOCIATION, INC. AVANA HIGHLANDS CREEK SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC. c/o Shirley C. Helveston, Registered

CASEN 6714 Highlands Creek Loop Lakeland, FL 33813 UNKNOWN TENANT #1 N/K/A CALEB

BIRD 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.

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2023CA004368 FREEDOM MORTGAGE CORPORATION PLAINTIFF, FLOYD E. PERKINS A/K/A FLOYD

PERKINS, ET AL., 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 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 A/K/A FLOYD PERKINS, PAULA HEITNER, GOODLEAP, LLC AND FLORIDA PINES HOMEOWNERS 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 A.M. on the 10th day of November, 2025, the following 10th day of November, 2025, the following described property as set forth in said

Final Judgment, to wit: LOT 139, FLORIDA PINES PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, 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

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 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. 534-7777 or Florida Relay Service 711. Dated this 10th day of October, 2025.

### **POLK COUNTY**

By: \_\_/s/ Liana 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 2.516 ESERVICE@MGS-LEGAL.COM 11080-1021741

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource nas received Environmental Resource permit application number 926091 from Landmark Engineering & Surveying Corp 8515 Palm River Road, Tampa, FL 33619. Application received: October 12, 2025. Proposed activity: Office and Commerical. Project name: Airpark Parcel C. Project size: 9.76 acres Location: Section(s) \$10 T29S / R23E City of Lakeland. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at <a href="https://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

10/24/25LG 1T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002357

IN RE: ESTATE OF THOMAS FRANCIS WINIKUS, Deceased.

#### NOTICE TO CREDITORS

The administration of the Estate of Thom-In eadministration of the Estate of I nom-as Francis Winikus, deceased, whose date of death was April 27, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 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 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 24, 2025. Personal Representative:

/s/ Thomas Winikus Thomas Winikus 828 Herndon Wa Auburndale, FL 33823

Attorneys for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Fid. Bal No.: 1036457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com

brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-003040-A000BA **Division Probate** 

IN RE: ESTATE OF DAVID U. ARANGO

### NOTICE TO CREDITORS

The administration of the estate of David U. Arango, deceased, whose date of death was July 22nd, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal represen-

### **POLK COUNTY**

tative'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 A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 24, 2025.

Personal Representative: /s/ Vivian A. Marquez 3004 Laguna Street San Francisco, CA 94123

Attorneys for Personal Representative: Flick Law Group, PL 3700 Conway Road, Suite 100 Orlando, FL 32812 Telephone: 407-273-1045 Florida Bar No. 366803 Email Addresses: jim@jflicklawyer.commbfigueroa@jflicklawyer.com

10/24-10/31/25LG 2T

#### IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION 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 described as:

Lot 30, Eula Vista Subdivision, according to the map or plat thereof as recorded 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#: 26-28-16-538000-000300

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: <a href="https://www.polk.realforeclose.com">www.polk.realforeclose.com</a> in accordance with Section 45.031, Florida 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 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

10/24-10/31/25LG 2T

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 Number 2025CP003446A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 38830. 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 NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may ap-

### **POLK COUNTY**

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 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. 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

## 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 Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Osceola Faye 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 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 Plaintiff

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.

In and for Poix 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

### **POLK COUNTY**

By: /s/ Illegible Deputy Clerk Staack & Simms, PLLC 51 S. Main Ave., Clearwater, FL 33765 10/17-11/7/25LG 4T

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

CASE NO.: 25-CC-003129 DINNER LAKE SHORES HOME OWNERS ASSOCIATION, INC.,

LATRISSA YOLANDA SPEARS AND SHELTON ANTONIO SPEARS, Defendant(s).

Plaintiff.

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure 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 <a href="www.polk.realforeclose.com">www.polk.realforeclose.com</a>. 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 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 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 POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001987A000BA

IN RE: ESTATE 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 NOTICE ON THEM.

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

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

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

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 Represent

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, Deceased.

### NOTICE TO CREDITORS

The administration of the Estate of Thomas 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 persons having claims or demands against

### **POLK COUNTY**

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

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

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

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

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

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

/s/ John O'Grady John O'Grady 7005 Sarvis St. Tampa, FL 33637 Attorneys for Personal Representative: /s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457

Personal Representative:

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

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

# IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION Case No. 2025 CC 005081

ESTATES AT VISTA DEL LAGO HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

riaiiiii

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, Defendants.

#### NOTICE OF SALE PURSUANT TO CHAPTER 45

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 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 <a href="https://www.polk.realforeclose.com">www.polk.realforeclose.com</a>, 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

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 Relay Service.

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., Plaintiff,

vs. 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.

### POLK COUNTY

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 Gaceta.

In accordance with the Americans with Disabilities Act, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777. dial 711.

WITNESS my hand and the seal of this Court on this 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 Counsel for Plaintiff

10/17-10/24/25LG 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 filled against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001628

IN RE: ESTATE 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. 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 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

### NOTICE OF ACTION

RE: LONGBOAT BAY CLUB CONDOMINIUM ASSOCIATION, INC SARASOTA County, Florida Non-Judicial Timeshare foreclosure

TO: Unit Owner(s)
Last Known Address
Unit Week(s)
Amount due:

Ira Adelman and Marla Weiner 5126 Carew Street Houston, TX 77096 105/07 Even \$595.69 105/07 Odd \$595

Gail Albritton-Manuel 4116 16th Avenue West Bradenton, FL 34205 303/24 Odd \$595.69

Charles Coker and Janice Coker N 4807 449th Street Menomonie, WI 54751 302/32 Even \$2,308.07 Steven O'Dell and Melanie Dinsmore

15127 Springview Street Tampa, FL 33624 102/24 Even \$595.69 Jillian Fisher and Simon Fisher 900 Wilson Road N #1401 Oshawa, Ontario L1G 2T7 Canada

208/08 Éven \$2,357.95 James Granan and Helga Granan

(Continued on next page)

Page 38/LA GACETA/Friday, October 24, 2025

### **SARASOTA COUNTY**

P.O. Box 6323 Sun City Center, FL 33571 103/22 Even \$2,308.07

Mark Lahr 6769 Azalea Drive Indianapolis, IN 46214 \$3,359.84

Nashville Holdings, LLC and Shaikh Usman Even C/O Agnese Vespe & Sylvie Sir 1980 Sherbrooke O, Suite 440 Montreal, QC H3H 1E3 Canada 302/19 Odd \$1.712.38 \$1,712.38

David Wallace and Sharon Wallace 2103 East Charles Road Marion, IN 46952 103/18 Odd \$595.69 103/18 Even \$656.43

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in SARASOTA County, Florida, to-wit:

Timeshare estates consisting of an estate for years, together with an undi-vided remainder interest in fee simple absolute as tenant in common in and to the Condominium Unit Numbers and Week Numbers (as set forth herein) and a corresponding undivided interest in the common furnishings which are appurtenant to each such Condominium Parcel as well as the exclusive right each year to use and occupy the Unit within LONGBOAT BAY CLUB, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1666, Page 538, et seq., and as per plat thereof recorded in Condominium Book 19, Pages 47 through 47E inclusive, of the Public Records of Sarasota County, Florida and any and all amendments thereto, if any.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare inter-est through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire TRUSTEE FOR LONGBOAT BAY CLUB CONDOMINIUM ASSOCIATION, INC. 201 Fletcher Avenue, Second Floor Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 20th day of OCTOBER, 2025. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE for LONGBOAT BAY CLUB CONDOMINIUM ASSOCIATION, INC

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 004953 NC

IN RE: ESTATE OF MICHAEL P. BOCCAROSSA (AKA MICHAEL PETER BOCCAROSSA)

### NOTICE TO CREDITORS

The administration of the estate of MICHAEL P. BOCCAROSSA (AKA MICH-WICHAEL P. BOCCAROSSA (AA WICHAEL PETER BOCCAROSSA), deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses 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 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 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 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 24, 2025.

Personal Representative /s/ MICHAEL BOCCAROSSA 22711 Night Heron Way Bradenton, FL 34202

Attorney for Personal Representative: /s/ BISHOP L. TOUPS Florida Bar Number: 120525 249 Nokomis Avenue S. Venice, FL 34285 Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com

#### SARASOTA COUNTY

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 24 CP 005751 NC

IN RE: ESTATE OF PETER LLOYD BROOKS Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of PET-ER LLOYD BROOKS, deceased, whose date of death was March 21, 2024, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the additional County, Florida, Probate Division, the additional County, Florida, Probate Division, the additional County Florida, Prob dress of which is 2000 Main Street, Room 102, Sarasota, FL 34237, United States. 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.

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 24 2025

Personal Representative:

Attorney for Personal Representative: /s/ BISHOP L. TOUPS Florida Bar Number: 120525 249 Nokomis Avenue S. Venice, FL 34285 Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com 10/24-10/31/25LG 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 SHE MORTGAGE SERVICING, SHELLPOINT PI AINTIFF,

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, UNIT 7-101, OF PARKRIDGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004046838, AND ANY AMENDMENTS SUPPLEMENTAL AND/OR, SUPPLEMENTAL
DECLARATION THERETO, OF THE
PUBLIC RECORDS OF SARASOTA
COUNTY, FLORIDA, TOGETHER
WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT 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

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/ 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 of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. call 711. 11080-1021815

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

FILE NO.: 2025 CP 003319 SC IN RE: ESTATE OF ALICJA MARTA PAULER,

Deceased

### NOTICE TO CREDITORS

The administration of the ancillary estate of ALICJA MARTA PAULER, deceased, whose date of death was January 20, Whose date of dearn was January 20, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address and overnight mailing address of which is 2000 Main Street, Sarasota, Florida 34237, and whose regular mailing address is P.O. Box 3079, Sarasota, Florida 34230-3079. The name address of the applications of the applications of the applications of the applications. and address of the ancillary 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

### **SARASOTA COUNTY**

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 or curator has no duty to discover whether any property held at the time 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a ben-eficiary as specified under s. 732.2211, Florida Statutes. The written demand must

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 DECEDENTS DATE OF DEATH IS BARDED.

The date of first publication of this notice is October 24, 2025.

Ancillary Personal Representative: Viki Pauler, Petitioner 24 Summit Avenue Hagerstown, Maryland 21740 viki.pauler@mdcourts.gov

Attorney for Ancillary Personal Representative: Bernard William Semler II, Attorney at Law Florida Bar No.: 1036234 Florida Bar No.: 1036254 Bernard Semler Law LLC 4064 Alan Drive Largo, Florida 33771 Telephone: (301) 733-3912 Facsimile: (301) 733-3912 Email: bsemler@semlerlawllc.com Secondary Email: semlerlawllc@yahoo.com 10/24-10/31/25LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application number 926358 from Gulf Coast Consulting, Inc., 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760. Application received: September 18, 2025 Proposed Activity: 183 Multifamily units apartment complex, Project Name: The Mitchell at Terra Ceia. Project Size: 9.15 acres, Location: Section 19, Township 33 S, Range 18 E, Manatee County, FL. Outs, Nalige To L, Mallatee Couliny, T. E. Outstanding Florida Water: No, Aquatic Preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org trict's website at <a href="https://www.watermatters.org/permits/">www.watermatters.org/permits/</a>. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit appli-Comments must include the permit application number and be received within 14 days from the date of this notice. If you tion or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at <a href="https://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481

or 1(800)836-0797, TDD only 1(800)231-10/24/25LG 1T

## RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 916924 from 15300 STT, LLC. Application received: 4/30/25. Proposed activity: commercial development. Project name: Cocoplum South Medical Office – Southeast Drive Access. Project size: 0.5 acres. Location: Section 33, Township 39 South, Range 21 East, in Sarasota County. Outstanding Florida Water: no Aquatic presence; no The approximation of the commercial state of the comm Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at <a href="https://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-

RECEIPT OF APPLICATION NOTICING

RECEIPT OF APPLICATION NOTICING
Notice is hereby given that the Southwest Florida Water Management District
(SWFWMD) has received an Application for an individual ERP Application
No. 920937 from Sarasota Associates
A-1 LLC; Sarasota Associates B-II LLC;
Sarasota Associates C-III LLC; Sarasota
Associates D-IV LLC; Sarasota Associates
PV LLC, 7978 Cooper Creek Blvd.,
University Park, FL 34201. Application
received: June 24, 2025. Proposed activtiv: Alteration of water level control structure for existing impoundment (Nathan ture for existing impoundment (Nathan Benderson Park - Rowing Lake). Project name: Nathan Benderson Park - Lake Hurricane Preparedness. Project size: 320 acres. Location: Sections 12, Town-

### SARASOTA COUNTY

ship 36 South, Range 18 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at <a href="https://www.watermatters.org">www.watermatters.org</a>. 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. (190)231 6432 only 1(800)231-6103. 10/24/25LG 1T

#### RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 924842 for an individual ERP Permit No. 924642 (from 16979 TTS, LLC, 7978 Cooper Creek Blvd, University Park, FL 34201. Application received: Aug. 22, 2025. Proposed activity: Modification or alteration of existing works activities and/or a tion of existing works, activities, and/or a stormwater management system. Project name: Cocoplum Village Shops Expansion. Project size: 17 acres. Location: Sections 33, Township 39 South, Range 21 East, in Sarasota County. Outstand-ing Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit writ-ten comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an admin-istrative hearing regarding the application, you must send a written request reference ing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at <a href="https://www.watermatters.org">www.watermatters.org</a>. 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 only 1(800)231-6103.

10/24/25LG 1T

## 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

You are hereby notified that an Order of Summary Administration has been entered 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 "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 L 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 other than those for whom provision 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 persons giving notice have 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 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

## **SARASOTA COUNTY**

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

#### **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 Counsel, 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. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida

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

Petitioner,

TREVOR JOHN BILODEAU Respondent. NOTICE OF ACTION FOR

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

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



#### 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 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

### **ADVERTISEMENT**

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

RFP 25-4871 NEW COMPREHENSIVE EMERGENCY MANAGEMENT AND CONTINUITY OF OPERATIONS PLANNING (CEMP/COOP) SOFTWARE SOLUTION. Please refer to the solicitation document for more information.

**DUE DATE:** Tuesday, November 18, 2025 at 2:00 p.m. Local Time. Contact: Chamanda Burris.

To view or listen to bid opening:

Join Microsoft Teams meeting on your computer or mobile app via

https://bit.ly/48v50gh

Or call in (audio only) +1 786-749-6127,,989554227# United States, Miami Phone Conference ID: 989 554 227#

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

10/24/25 1T

The Children's Board of Hillsborough County has released a Request for Proposals (RFP):

### PRO 2026-06 Uniting Grant - Mental Health Wellness

Information Session

1:00 p.m. November 3, 2025

In Person at 1002 E. Palm Avenue Tampa, FL 33605

For more information visit: www.ChildrensBoard.org
and click on Funding Opportunities.

10/24/25LG 1T

# The Housing Authority of the City of Lakeland will be only accepting Online Applications (Electronically Completed Applications Only) for the

The Manor at West Bartow Project- Based Units \*\*Must be at Least 62 years old\*\* Property has 1 and 2 bedrooms

Monday, October 27th, 2025, at 8:00am and will close on Friday, October 31st, 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: s8intake@

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:

Number of Bedroom			edroom	Num	ber of persons			
	\$29,200	\$33,350	\$37,500	\$41,650	\$45,000	\$48,350	\$51,650	\$55,000
ı	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	/ Person	8 Person

	Minimum	Maximum Maximum
0	1	1
1	1	2
2	2	4

# La Autoridad de Vivienda de la Ciudad de Lakeland solo aceptará solicitudes en línea (solo solicitudes completadas electrónicamente) para el

La mansión en West Bartow
Unidades basadas en proyectos
\*\*Debe tener al menos 62 años\*\*
La propiedad tiene 1 y 2 dormitorios

Lunes 27 de octubre de 2025 a las 8:00 a.m. y cerrará el viernes 31 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 adaptaciones razonables, comuníquese con nuestro departamento de Admisión y Ocupación a las direcciones de correo electrónico: s8intake@lakelandhousing.org

Autoridad de Vivienda de Lakeland 430 Avenida Hartsell Lakeland FL 33815 (863)687-2911 EXT: 1007

El ingreso bruto anual de la familia no puede exceder los límites de bajos ingresos de:

¢44 650

2 Personas | 3 Personas | 4 Personas | 5 Personas | 6 Personas | 7 Personas | 8 Personas

£40.0E0

¢45,000

	\$29,200	φ33,33U	φ37,300	φ41,000	ا ر	<b>Φ45,000</b>	<b>Φ40,330</b>	φ31,030	φοο,000
Número de habitaciones						Número of	personas		
					Mínimo		Máximo		
	0				1		1		
	1				1		2		



1 Persona



10/24/26LG 1T

# CHEVAL WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

#### Landscape and Irrigation Maintenance Services for Cheval West CDD

Hillsborough County, Florida

Cheval West Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping and irrigation maintenance services for Cheval West Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available and may be obtained beginning Friday, October 24, 2025, at 9:00 a.m. by e-mailing the District Engineer, Stephen Brletic, at sbrletic@bdiengineers.com, with the subject line "RFP for Landscape and Irrigation Maintenance Services." Plans may be obtained in person upon coordination with the District Engineer.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be fully licensed, insured, and able to provide for the level of service as outlined in the Project Manual. The following qualifications are preferred but not mandatory: (i) Proposer must state the number of years of continuous operation, (ii) Proposer must state their experience with other communities of a similar nature, size and amenity level to the Cheval West CDD project, with verifiable references on those projects, (iii) Proposer must state their financial standing history, including but not limited to history of bankruptcy, financial reorganization, etc. (iv) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (v) Proposer must submit total price along with an option for five (5) one-year renewals with price. The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Halifax Solutions, 4532 West Kennedy Blvd. #328, Tampa, Florida 33609. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on Thursday, January 15, 2026, at 10:30 a.m. at the Cheval Golf & Country Club, Sunset Room, located at 4312 Cheval Boulevard, Lutz, Florida 33558, to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Stephen Brletic at sbrletic@bdiengineers.com, no later than Tuesday, November 18, 2025, at 5:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Tuesday, December 2, 2025.

A mandatory Pre-Proposal Meeting is to take place on Tuesday, November 4, 2025 at 10:00 a.m. at Cheval Golf & Country Club, Sunset Room, located at 4312 Cheval Boulevard, Lutz, Florida 33558. This will be a special public meeting for the purpose of discussing the bid package and the proposal process. The meeting will be open to the public. Minutes of the public meeting will be taken. This is the official and legal notice for the public meeting. The District Engineer will conduct the meeting, and no official action will take place.

Firms desiring to provide services for this project must submit one (1) hard copy and one (1) digital copy, in the form of a USB flash drive, of the required proposal no later than 4:00 p.m. (EST) on Thursday, December 18, 2025, by mail, hand delivery, or overnight delivery at 536 4th Ave. S, Unit 4 St. Petersburg, FL 33701, Attention Stephen Brletic. The District's Engineer will conduct a special public meeting at Cheval Golf & Country Club, Sunset Room, located at 4312 Cheval Boulevard, Lutz, Florida 33558 at 12:00 p.m. on Friday, December 19, 2025. to publicly open the proposals. No official action of the District's Board will be taken at this meeting; it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Minutes of the public meeting will be taken. This is the official and legal notice for the public meeting.

Any person requiring special accommodation at any meeting because of a disability or physical impairment should contact the District Office at (813) 575-1955 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at the time, place, and date stipulated above; those received after the deadline stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Cheval West Community Development District Eric Dailey, District Manager edailey@halifax-solutions.com

10/24/25LG 1T

City of Tampa – RFQ 26-D-00007; Construction Engineering and Inspection Services; Pre-Submission Conference 3 PM, November 3, 2025; Deadline 2 PM, November 20, 2025. Download RFQ at https://www.tampa.gov/contractadministration/programs/architectural-engineering-construction-and-related\_rfqs. 10/24/25LG 1T

City of Tampa – RFQ 25-C-00035; TFR Fire Safety Prop Design-Build; Pre-Submission Conference 2 PM, November 3, 2025; Deadline 2 PM, November 20, 2025. Download RFQ at https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfqs. 10/24/25LG 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 FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-3330 Division B

IN RE: ESTATE OF DIANNE LEE LEGER A/K/A DIANNE ADAMSON LEGER Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Dianne Lee Leger a/k/a Dianne Adamson Leger, deceased, whose date of death was July 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 24, 2025.

Personal Representative: David Scott Leger 212 NE 25th Terrace Cape Coral, Florida 33909

Attorney for Personal Representative:
/s/ Lorien Smith Johnson
Florida Bar Number: 26662
LORIEN S. JOHNSON, PLLC
1520 W. Cleveland Street
Tampa, Florida 33606
Telephone: (813) 758-3492
E-Mail: Isjohnson@loriensjohnson.com
Secondary E-Mail:
admin@loriensjohnson.com

10/24-10/31/25LG 2T

#### IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009782-ES

File No. 25-009782-ES Division 003

IN RE: ESTATE OF DANIEL MARCUS BOWERS A/K/A MARC BOWERS,

#### NOTICE TO CREDITORS

The administration of the estate of Daniel Marcus Bowers a/k/a Marc Bowers, deceased, whose date of death was August 28, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 24, 2025.

Personal Representative: /s/ Curtis Bowers 2569 S. Acoma Street Denver, Colorado 80223

Attorneys for Personal Representative:
/s/ 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

10/24-10/31/25LG 2T

#### 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.

### 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 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 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.

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

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
Primary E-mail:
tmilonas@wealthlawgroup.com
Secondary E-mail:
jlockwood@wealthlawgroup.com
and service@wealthlawgroup.com

10/17-10/24/25 2T







### CITY OF TAMPA SPECIAL MUNICIPAL RUNOFF ELECTION – INFORMATION FOR VOTERS ELECCIONES MUNICIPALES ESPECIALES SEGUNDA VUELTA DE LA CIUDAD DE TAMPA – INFORMACIÓN PARA VOTANTES

Go to VoteHillsborough.gov, call (813) 744-5900 or visit any of our offices if you need to update your name, signature, residential address or mailing address. Your voting experience will be quicker and easier if you do this in advance. Ingrese a VoteHillsborough.gov, llame al (813) 744-5900 o visite cualquiera de nuestras oficinas si necesita actualizar su nombre, firma, domicilio o dirección de envío. Su experiencia de votación será más rápida y simple si realiza esto anticipadamente.

☐ Bring current identification with your photo and signature to the polling place. Acceptable ID: FL Driver License, FL ID Card (issued by DHSMV), US Passport, Debit or Credit Card, Military ID, Student ID, Retirement Center ID, Neighborhood Association ID, Public Assistance ID, Veteran Health ID (issued by VA), Concealed Weapon License (issued pursuant to s. 790.06), Government Employee ID. Lleve una identificación vigente con su foto y firma al centro de votación. ID aceptados: Licencia de Conducir de FL, Tarjeta de ID de FL (emitida por la DHSMV), Pasaporte de EE. UU., Tarjeta de Crédito o Débito, ID Militar, ID Estudiantil, ID del Centro de Jubilados, ID de la Asociación Vecinal, ID de Asistencia Pública, ID de Salud del Veterano (emitido por VA), Licencia de Arma Oculta (expedida de conformidad con el estatuto 790.06), ID de Empleado Gubernamental.

### THREE WAYS TO VOTE TRES MANERAS DE VOTAR



1. Vote By Mail. Mark your ballot at home, then mail it back or drop it off in a Secure Ballot Intake Station at any Early Voting site during early voting hours, or at one of my five offices. We pay the return postage. Vote By Mail ballots must be in one of our offices no later than 7 PM Election Day. Marque su boleta en casa, luego envíela por correo o déjela en una Estación Segura de Recepción de Boletas en cualquier sitio de Votación Anticipada durante el horario de votación anticipada o en una de mis cinco oficinas. Nosotros pagamos el franqueo de vuelta. Las boletas de Voto Por Correo deben estar en una de nuestras oficinas a más tardar a las 7 PM Día de Elección.



2. **Early Voting**. Choose the time and location that fits your schedule. Visit VoteHillsborough.gov before you go to see which polling places have the shortest wait times. Votación Anticipada. Elija la hora y el lugar que más le convengan. Ingrese a VoteHillsborough.gov antes de ir a votar para saber qué centros de votación tienen menos tiempo de espera.



#### EARLY VOTING LOCATIONS CENTROS DE VOTACIÓN ANTICIPADA

October 23 - 26 de octubre

10 AM - 6 PM

C Blythe Andrews, Jr Public Library 2607 E Dr Martin Luther King Jr Blvd, Tampa

Fred B Karl County Center 601 E Kennedy Blvd, Tampa

**Robert L Gilder Elections Service Center** 2514 N Falkenburg Rd, Tampa

West Tampa Branch Library 2312 W Union St, Tampa



3. Election Day Voting. October 28, 7 AM - 7 PM. On Election Day, you must vote in the polling place assigned to your precinct. Check the precinct finder at VoteHillsborough.gov for the most current polling place assignments. Votación el Día de Elecciones. 28 de octubre, 7 AM - 7 PM. En el Día de Elecciones, debe votar en el centro de votación asignado a su precinto. Consulte el buscador de precintos en VoteHillsborough.gov para conocer las asignaciones de centro de votación más recientes.

#### **ELECTION DAY POLLING PLACES** LUGAR DE VOTACIÓN DEL DÍA DE ELECCIONES

October 28 de octubre 7 AM - 7 PM

An asterisk\* indicates a change in polling location. Un asterisco\* indica un cambio en el lugar de votación.

#### Precinct / Polling Place Precinto / Centro de Votación

## \*160 Robert W Saunders, Sr. Public Library

\*161 First Baptist Church of Tampa 163 Vista 400

169 Beulah Baptist Institutional Church

#### \*207 West Tampa Branch Library 209 Greater Bethel Baptist Church

213/214 St James House of Prayer Episcopal Church

215 St James House of Prayer Episcopal Church

### \*301 DeSoto Park Center

303 Children's Board

304 Greater Bethel Baptist Church

305 New Mt Zion Baptist Church

307/308 Grant Park

309 Jackson Heights NFL YET Center

317 Ragan Park

319 Seminole Heights Library

321 C. Blythe Andrews, Jr. Public Library

### \*325 Fair Oaks Recreation Center

327/329 Northside Missionary Baptist Church

338/340 First Church of God of Tampa

344 Springhill Park Community Center

339 Temple Crest Community Center

341 Bible Based Fellowship Church of Temple Terrace \*342 Bible Based Fellowship Church of Temple Terrace

#### Address Dirección

1505 N Nebraska Ave, Tampa 302 W Kennedy Blvd, Tampa 400 E Harrison St. Tampa

1006 W Cypress St. Tampa 2312 W Union St. Tampa 1207 N lefferson St. Tampa

2708 N Central Ave, Tampa 2708 N Central Ave, Tampa 2617 Corrine St, Tampa

1002 E Palm Ave, Tampa 1207 N Jefferson St, Tampa

2511 E Columbus Dr, Tampa 3724 N 54th St, Tampa 3310 E Lake Ave, Tampa

1200 E Lake Ave, Tampa 4711 N Central Ave, Tampa

2607 E MLK, Jr. Blvd, Tampa 3400 E Louisiana Ave, Tampa

5706 N 40th St, Tampa

2202 E Busch Blvd, Tampa 8116 N 37th St, Tampa 8718 N 46th St, Tampa

8718 N 46th St, Tampa 1000 E Eskimo Ave, Tampa

### SAMPLE BALLOT **BOLETA DE MUESTRA**

Only registered voters living in the City of Tampa District 5 are eligible to vote in this election. Solo los votantes registrados que viven en el Distrito 5 de la Ciudad de Tampa son elegibles para votar en esta elección.

	Official City of Tampa Special Municipal Runoff Ballot la Elección Segunda Vuelta Municipal Especial de la Ciudad de Tampa October 28, 2025 / 28 de octubre de 2025 orough County, Florida / Condado de Hillsborough, Florida
If you make     Instruccione	To vote, fill in the oval completely  next to your choice. Use black ballpoint pen. a mistake, ask for a new ballot. Do not cross out or your vote may not count.  Para votar, reliene completamente  le el óvalo próximo a su selección. Use boligrafo negro. n error, solicite una nueva boleta. No borre o realice otras marcas, o su voto puede no ser computado.
City Council, District 5 (Vote for One) Concejal, Distrito 5 (Vote por Uno)  Thomas Scott Naya Young	SAMPLE
	BALLOT