

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 PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. LEONARD 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 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 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 WALTER W. WEBER, deceased, whose date of death was August 5, 2024; File Number 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 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 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 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 10/24-10/31/25LG 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, v. 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 been filed in regards to the following property: Lots 18 and 19 in Block 25 – HOMO-SASSA PARK ESTATES OF HOMO-SASSA HILLS 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, 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 have been identified as having a potential interest in the outcome of the proceedings. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the 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 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, v. 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 MARY SKOVRON 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 CITRUS 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 BK 857 PG 629. 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 you for the relief demanded in the Complaint. 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 RE: 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 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 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 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 FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25000562CAAXMX NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. 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. MAWSON 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 BOOK 8, PAGE(S) 27, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. more commonly known as 10280 BANNISTER ST, SPRING HILL, FLORIDA 34608. 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 November 28, 2025, and file the original with the Clerk of the Circuit 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. "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, 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 FLORIDA Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3, Plaintiff, vs. LEONARD SAMPSON, et al., Defendants. Case No: 25000108CAAXMX NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant to 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 of the Hernando County Courthouse, 20 N. Main Street, Brooksville 34601 at 11:00 AM on December 9, 2025 the following described property set forth in said Final Judgment, to wit: LOTS 5, BLOCK B, MITCHELL HEIGHTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 7, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. Property Address: Parcel #: R27 222 19 2730 00B0 0050 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED October 8, 2025 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No: 95582 Lender Legal PLLC 1800 Pembroke 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, P.A. 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, VS. ROBERT THOMAS MANDEMAKER JR., ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of October, 2025, and entered in Case No. 25000251CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ROBERT THOMAS MANDEMAKER JR., D. R. HORTON, INC., SEA GATE VILLAGE COMMUNITY ASSOCIATION, INC. AND KATEY LYNN FACKLER are defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the 25th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 19, Sea Gate Village, 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 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 (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 2.516 ESERVICE@MGS-LEGAL.COM 11080-1021860 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 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 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 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 DONALD 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 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: 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: (Continued on next page)
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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 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:
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

The administration of the estate of
TODD KINGSLEY, deceased, whose date

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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 are set forth below.

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

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

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

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

The date of first publication of this notice is 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 set

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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:

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),
CASE NO.: 2023CA012010
V.
GENERAL CIVIL DIVISION:
BENJAMIN JACOB MEYERS,
MICHELLE MEYERS, STONERIDGE
AT AYERSWORTH COMMUNITY
ASSOCIATION, INC., AYERSWORTH
GLEN HOMEOWNERS' ASSOCIATION,
INC., AND UNKNOWN TENANT IN
POSSESSION OF 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 whether or not:

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 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](https://hillsboroughcounty.org/SpeakUp). You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Prioritization is on a first-come, first-served basis. Participation information will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

- The County's official YouTube channel: [YouTube.com/HillsboroughCounty](https://www.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](https://www.hcflgov.net/newsroom) and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above YouTube link.

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

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

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 whether or not:

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 & 042387-0000

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

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

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

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

- Hillsborough County's Facebook page: [HillsboroughFL](https://www.facebook.com/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](https://www.hcflgov.net/newsroom) and selecting the "Live Meeting" button
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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 best bidder for cash at www.hillsborough.realforeclose.com at 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.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 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 SERVICE
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,
VS.
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
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
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,
FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

<https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx>
Phone: (813) 272-7040 or ada@fljud13.org
Dated this 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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY PURSUANT TO FLA. R. JUD. ADMIN 2.516 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 v. GENERAL CIVIL DIVISION: WILLIAM E. TERRY, III, CHINA TERRY, HERBERT E. PEEPLES, NATALIE L. PEEPLES AND UNKNOWN TENANT IN POSSESSION OF 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 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 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 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 SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice	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 SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1022992 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-003057 v. 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 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 UNKNOWN TENANT IN POSSESSION OF 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. 24-CA-003057, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and COURTNEY MICHELE SPIELBERGER A/K/A COURTNEY SPIILBERGER, RICHARD A. FIORE A/K/A RICHARD A. FIORE II, DENNIS KEITH FIORE A/K/A DENNIS K. FIORE A/K/A DENNIS FIORE, DAKOTAH MCGUIRE, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, TIFFANIE PILAR FIORE A/K/A TIFFANIE P. FIORE A/K/A	HILLSBOROUGH COUNTY 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 A/K/A RICHARD RUSSELL FIORE A/K/A RICHARD 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: 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 A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 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 SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1023064 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, VS. ALEXAUNDRA PERRY, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Alexandra Perry Last Known Address: 1209 E Ohio St, Plant City, FL 33563 Current Residence: UNKNOWN TO: Alexandra Perry Last Known Address: 2809 Fritzke Rd, Dover, FL 33527 Current Residence: UNKNOWN TO: Unknown spouse of Alexandra Perry Last Known Address: 1209 E Ohio St, Plant City, FL 33563 Current Residence: UNKNOWN TO: Unknown spouse of Alexandra Perry Last Known Address: 2809 Fritzke Rd, Dover, FL 33527 Current Residence: UNKNOWN TO: Unknown tenant in possession of the subject property 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 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 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. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org WITNESS my hand and the seal of this Court this 16th day of 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, VS. DIANA P. MUNOZ, ET AL. DEFENDANT(S). NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated February 11, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on December 2, 2025, at 10:00 AM, at www.hillsborough.realforeclose.com for the following described property: THE NORTH 110 FEET OF THE WEST 180 FEET OF THE NORTH 1/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 20 EAST, SUBJECT TO ROAD RIGHT-OF-WAY ON WEST SIDE OF 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, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /S/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator 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, vs. Juan Ponce, et al. Defendants. Case No.: 24-CA-007841 Division: Civil NOTICE OF SALE Notice is hereby given that on November 7, 2025 at 10:00AM, the below named Clerk of Court will offer by electronic sale at www.hillsborough.realforeclose.com the following described real property: The following described land, situate, lying and being in the County of Hillsborough, State of Florida, to wit: Lot 20, Block 2, College Chase Phase 1, according to the map or plat thereof as recorded in Plat Book 105, Pages 203-206, of the Public Records of Hillsborough County, Florida. Commonly known as: 1013 Windton Oak Drive, Ruskin, FL 33570 Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The sale is being held pursuant to the Final Judgment of Foreclosure, entered on October 7, 2025, in Civil Case No. 24-CA-007841, pending in the Circuit Court in Hillsborough County, Florida. VICTOR D. CRIST CLERK OF THE CIRCUIT COURT HILLSBOROUGH COUNTY, FLORIDA 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: J.B. 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 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, Edgcomb Courthouse, 800 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 TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org 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 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, Florida. 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 Bay Area, Inc. 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 Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM (Continued on next page)

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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
Division: F-P

YASSMIN ROQUE,
Petitioner,
and
OMAR GONZALEZ GONZALEZ,
Respondent.

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE

TO: OMAR GONZALEZ GONZALEZ
Last Address:
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 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 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 TIUL 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 Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 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
COUNTY, FLORIDA

CIVIL DIVISION

Case No.: 25-CA-004479

TRYON STREET ACQUISITION TRUST I,
Plaintiff,
v.
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 alley 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.

ABOVE DESCRIBED PROPERTY ALSO KNOWN AS:
Lots 1, 2, 3, 4, 5, 6, 7 and 8 and Tracts A and B of CARMEN AT WESTSHORE PALMS TOWNHOMES, according to the Plat thereof as recorded in Plat Book 141, Page(s) 18 and 19, of the Public Records of HILLSBOROUGH 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,
vs.

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 THEREOF AS RECORDED IN PLAT BOOK 136, PAGE(S) 71-76, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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 relief demanded in the Complaint or Petition.

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

DATED 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,
Petitioner,
and
RAYASIA DOMINIQUE SINGLETARY,
Respondent.

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 11/25/2025, 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**

LEGAL ADVERTISEMENT

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 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 10/20/2025
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,
vs.
4804 HAYMAKER COURT LLC,
Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure 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 Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **December 5, 2025 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

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

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

CASE NO.: 2020-CA-008116

LAKEVIEW LOAN SERVICING,
Plaintiff,
vs.

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.,
Defendants.

NOTICE OF SALE

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered 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 **November 12, 2025 at 10:00 A.M., at www.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 PUBLIC 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 Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention:

LEGAL ADVERTISEMENT

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@fjud13.org

Dated October 20, 2025
/s/ Kelley L. Church
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@qpwbllaw.com
E-mail: kcchurch@qpwbllaw.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 at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 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,
Defendants.

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 PRESERVE, 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
As Deputy Clerk

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY FLORIDA

PROBATE DIVISION

File Number: 24-CP-001899

IN RE: ESTATE OF
REGINALD CAMEL
Deceased.

NOTICE TO CREDITORS

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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:
Brittany Gray
2701 E. 98th Avenue
Tampa, Florida 33612

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

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

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,
Deceased.

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 Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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:
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 RE: ESTATE OF
JOHN LANDRIGAN,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Landrigan, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa,

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY 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. 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: /s/ William Landrigan William Landrigan 101 S. Gulfstream Avenue, Unit 6G Sarasota, Florida 34236 Attorney for Personal Representative: /s/ Marla D. Bohlander	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, vs. 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 will sell the property situated in HILLSBOROUGH 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 Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this October 15, 2025 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> Frazier & Bowles, Attorneys at Law 45379.180 10/17-10/24/25LG 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, Deceased. 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 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	HILLSBOROUGH COUNTY 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: /s/ Drew A. Graham 3122 West Lawn Ave. Tampa, Florida 33611 Attorney for Personal Representative: /s/ Jennifer L. Griffin Florida Bar Number: 483265 TRENAM LAW 101 East Kennedy Blvd. Suite 2700 Tampa, Florida 33602 Telephone: (813) 223-7474 Fax: (813) 229-6553 E-Mail: jgriffin@trenam.com Secondary E-Mail: egarcia@trenam.com 10/17-10/24/25LG 2T	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 Richard H. Martin at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for a MOTION HEARING . 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 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 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 HELGA 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 below. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216—732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes. 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: RENATE E. CROOKS 3835 Eagle Creek Circle NW Prior Lake, MN 55372 Attorney for Personal Representative: Lauren Ashley Silvers Florida Bar Number: 1028165 Silvers Law, P.A. 26133 U.S. Hwy 19 N., Suite 201 Clearwater, FL 33763 Telephone: (727) 250-2002 E-Mail: laurens@silverslawfl.com 10/17-10/24/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003090 IN RE: ESTATE OF NORMA JEAN STERN, Deceased. NOTICE TO CREDITORS The administration of the estate of NORMA JEAN STERN, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs

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 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 LOCATION OF VIOLATION: 699 E IDLEWILD AVE, TAMPA, FL CODE SECTIONS: 19-50 LEGAL DESCRIPTION: MABRY'S SUBDIVISION LOT BEG 521 FT W OF NE COR OF LOT 1 & RUN W 111.15 FT S 158 FT E 111.9 FT & N 161 FT TO BEG LESS PART FOR SR 93 BLOCK 4 FOLIO: 163676.0000 CASE NO: COD-25-0002797 NAME OF VIOLATOR: TAMPA DEVELOPMENT GROUP LOCATION OF VIOLATION: 715 E BIRD ST, TAMPA, FL CODE SECTIONS: 19-57 19-233(a) 19-237 19-237(3) LEGAL DESCRIPTION: LOT BEG 50 FT S OF C/L OF E BIRD ST AND 377.5 FT W OF C/L OF NEBRASKA AVE AND RUN S 89 DEG 42 MIN W 210.90 FT S 265 FT N 89 DEG 42 MIN E 212.3 FT AND N 265 FT TO BEG FOLIO: 100623.0000 CASE NO: COD-25-0002841 NAME OF VIOLATOR: ESTATE OF JOSE JUAN PEREZ LOCATION OF VIOLATION: 8506 N MULBERRY ST, TAMPA, FL CODE SECTIONS: 19-50 LEGAL DESCRIPTION: SULPHUR HILL LOT 9 & E 1/2 CLOSED ALLEY ABUTTING THEREON BLK 2 FOLIO: 145766.0000 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 FOLIO: 161229.0000 CASE NO: COD-25-0003111 NAME OF VIOLATOR: VICTOR ZAMORA LOCATION OF VIOLATION: 911 W HILLSBOROUGH AVE, TAMPA, FL CODE SECTIONS: 19-237 LEGAL DESCRIPTION: RIVERSIDE ESTATES LOT 7 LESS R/W BEG 225.70 FT W OF SE COR OF LOT 4 FOR POB CONT W 24.30 FT N 16 DEG 22 MIN 55 SEC W 4.36 FT N 03 DEG 50 MIN 10 SEC W 18.07 FT AND S 50 DEG 21 MIN 05 SEC E 34.73 FT TO POB BLOCK 5 FOLIO: 104826.0000 CASE NO: COD-25-0003114 NAME OF VIOLATOR: JASON MCBRIDE LOCATION OF VIOLATION: 4219 E CURTIS ST, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-231(15)b LEGAL DESCRIPTION: EASTERN HEIGHTS LOT 86 FOLIO: 154629.0000 CASE NO: COD-25-0003118 NAME OF VIOLATOR: VICTOR ZAMORA ST LOCATION OF VIOLATION: 1904 W WATERS AVE, TAMPA, FL CODE SECTIONS: 22-8 22-60 LEGAL DESCRIPTION: WEST WILMA E 10 FT OF LOT 125 AND LOT 126 FOLIO: 101540.0000 CASE NO: COD-25-0003133 NAME OF VIOLATOR: LOCATION OF VIOLATION: 708 W FRANCES AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-233(a) LEGAL DESCRIPTION: RIDGEWOOD PARK LOT 6 BLOCK C AND 8 FT VACATED ALLEY ABUTTING ON SOUTH FOLIO: 183388.0000 CASE NO: COD-25-0003149 NAME OF VIOLATOR: ANNA MAE JENKINS/ LIFE LOCATION OF VIOLATION: 4210 W GREEN ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: FOREST HEIGHTS E 28.9 FT OF N 1/2 OF LOT 13 AND W 21.1 FT OF N 1/2 OF LOT 14 FOLIO: 111579.0000 CASE NO: COD-25-0003178 NAME OF VIOLATOR: BRADLEY WILLIAMS SEIDEL AND JILL LOCATION OF VIOLATION: 108 W KNOLLWOOD ST, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: WOODCLEFT W 95 FT OF LOTS 11 AND 12 BLOCK 1 FOLIO: 162823.0000 CASES TO BE HEARD AT THE 1:00 P.M. HEARING CASE NO: COD-25-0002362 NAME OF VIOLATOR: SOLITAS HOUSE INC LOCATION OF VIOLATION: 1029 E HILLSBOROUGH AVE, TAMPA, FL CODE SECTIONS: 27-289-9 27-326 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 VIOLATOR: CSN INC LOCATION OF VIOLATION: 2119 W FARWELL DR, TAMPA, FL CODE SECTIONS: 27-156 LEGAL DESCRIPTION: WELLSWOOD ESTATES UNIT NO 2 PLAT 28 PAGES 31 32 AND 33 LOT BEG AT SE COR OF LOT 22 AND RUN WLY ALONG FARWELL DR 14 FT N 2 DEG 37 MIN W 145.87 FT N 89 DEG 43 MIN E 78.08 FT S 2 DEG 37 MIN E 142.70 FT TO FARWELL DR AND WLY ALONG DR 64 FT TO BEG BLOCK 34 FOLIO: 105890.0000 CASE NO: COD-25-0003202 NAME OF VIOLATOR: ISAAC CHASE HILD LOCATION OF VIOLATION: 8200 N SAINT PETER AVE, TAMPA, FL CODE SECTIONS: 27-283.11(a) 27-283.11(a)(5) b 27-326 LEGAL DESCRIPTION: S 100 FT OF N 783 FT OF W 177 FT OF E 660 FT OF NE 1/4 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
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LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Street, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-001997

IN RE: ESTATE OF
ROBERT ELIOT FACTOR,
deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT 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 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:
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 PAMELA LATONE ZILBA, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 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

LEGAL ADVERTISEMENT

HILLSBOROUGH 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.

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:
/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 JOSEPH B. FLYNN, deceased, whose date of death was June 30, 2024; File Number 25-CP-003493, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE 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:
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
AFD@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003435

Division A

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

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 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

LEGAL ADVERTISEMENT

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

Attorney for Personal Representative:
Harvey Schonbrun, Esquire, Attorney
Florida Bar Number: 149062
P.O. Box 20587
Tampa, Florida 33622-0587
Telephone: (813) 229-0664
Fax: (813) 228-9471
E-Mail: harvey@schonbrun.com
Secondary E-Mail: amber@schonbrun.com

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

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 5th of November 2025 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

24789 US Hwy 27 N, Lake Wales, FL 33859		
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		
3704	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
1121	Brian Targett	\$486.70
3164	Brandon Giddens	\$571.60
0113	Sandra Brock	\$1081.40
1083	Carrell Hargrove	\$516.80
2332	Kyri Jones	\$250.30
0224	Shanita West	\$822.00
1116	Anfernee Brooks	\$358.64
2346	Yountgesha Weary	\$300.05
0180	Gershwin Robinson	\$409.50
1043	David Atkinson	\$358.00
2162	Rashod Veasy	\$1810.05
0118	Angelique Parham	\$575.80
0208	Mark Dentmon	\$1038.50
1109	Paula Wright Thomas	\$373.90
0178	Kashanna Jones	\$351.72
2047	Billy Williams	\$371.05
0102	Danielle Brown	\$410.14
0297	Eric Weeden	\$409.50
2103	Sanjae Chrisie	\$916.70
1277	Eric Weeden	\$267.16
0248	Jesse Henderson	\$425.40
2091	Myron Knight	\$434.30
2164	Paula Higginbotham	\$598.20
1111 E. Brandon Blvd, Brandon, FL 33511		
0209	Darlenes Davis	\$1065.00
4265	Matthew Hickman	\$562.33
1200	Mathew Knight	\$273.74
3005	Ismael Quinones	\$518.14
0139	Jaineshkumar Patel	\$349.00
1010	Edward Johnson	\$255.84
3215	David Waters	\$294.75
3024	Derrick Bass	\$424.41
4293	Ziomara Rosero	\$279.39
0151	Skylla Lair	\$364.90
4295	Anna Robinson	\$1526.98
0229	Joseph Watkins	\$538.50
3258-60	Lester Jenkins	\$359.34
1081	Crystal Gotto	\$508.46
3043	Matthew Williams	\$232.34
2140	Latoya Kennedy	\$377.24
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
204	Kashira Edwards	\$328.30
149	Tajira Brandon	\$442.14
324	Pebbles Merrell	\$263.40
4009	Tierra Sider	\$456.37

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003510

Division B

IN RE: ESTATE OF
WILLIAM FRANKLIN DAWSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of William Franklin Dawson, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of

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

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

Personal Representative:
/s/ George Erven
1112 Fernway Ln.
Dade City, Florida 33525

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

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

IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-009487

LAKE SAINT CLAIR HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff,
vs.
KATHY PICKARD,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure 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, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **December 5, 2025** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

/s/ Katherine Martinez, Esq.
Florida Bar No. 70879
kmartinez@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913, Tampa, FL 33601
Phone: 813-204-6492
Fax: 813-223-9620
Attorney for Plaintiff

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

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

JUVENILE DIVISION

CASE NO. 25-DP-457

DIVISION: D

IN THE INTEREST OF:
M.M. 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 terminate your parental rights and permanently commit the following child for adoption: **M.M. born on 5/16/2025. You are hereby commanded to appear in person on December 4, 2025, at 11:00 AM** before the **Honorable Lisa D. Campbell**, at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Court Room 310 for an **ADVISORY HEARING**.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE 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.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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@fjud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 10th day of October, 2025.

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

By: s/ Santiago Zambrano
As Deputy Clerk

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

NOTICE OF PUBLIC SALE

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

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

Additional personal property: unknown

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

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

IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-020315

KINGS MILL TOWNHOME OWNERS
ASSOCIATION, INC.,
Plaintiff,
vs.
NICOLE BETHUNE-WALKER,
Defendant.

NOTICE OF SALE

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

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

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on **December 1, 2025** at **10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

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

CIVIL DIVISION

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

RIVERCREST COMMUNITY
ASSOCIATION, INC.,
Plaintiff,
vs.
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 Hammocks 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 <http://www.hillsborough.realforeclose.com>.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse,

(Continued on next page)

LA GACETA/Friday, October 24, 2025/Page 25

HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY	HILLSBOROUGH COUNTY												
800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i> 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, vs. THE ESTATE OF MICHELE HENNELLY, DECEASED AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MICHELE HENNELLY, DECEASED Defendant. NOTICE OF ACTION TO: THE ESTATE OF MICHELE HENNELLY, DECEASED AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MICHELE HENNELLY, DECEASED 7454 Surrey Pines Dr Apollo Beach, FL 33572 You are notified that an action to fore-close a lien on the following property in Hillsborough County, Florida: COVINGTON PARK PHASE 5A LOT 18 BLOCK 38 Commonly known as 7454 Surrey Pines Dr, Apollo Beach, FL 33572, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before November 12, 2025 (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated October 6, 2025 Victor Crist Hillsborough County Clerk of Court 800 E Twiggs St, Tampa, FL 33602 By: s/ Mustafa Divan Deputy Clerk 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 vs. 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 AS TRUSTEE OF THE SULPHUR SPRINGS JUNEAU LAND TRUST; BABITO CORP, AND ANY AND ALL UNKNOWN PARTIES YOU ARE NOTIFIED that an action to quiet title has been filed for the following property in Hillsborough County, Florida: Legal Description: Parcel 1: Lot 1 and 2, Block 36, together with the West 1/2 of closed alley abutting on the East and Lots 10, 11, 12, and 13, Block 35 together with the East 1/2 of closed alley abutting on the West, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the map or plat thereof as recorded in Plat Book 6, Page 5, of the 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 thereof, recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146460-0000; Address: 8302 N Klondyke St., Tampa, FL) Parcel 3: Lot 1, Block 35, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the Plat thereof, recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146572-0000; Address: 1203 E Juneau St., Tampa, FL) You have been identified as having a potential interest in the outcome of the proceedings. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk	of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Tomas J. Yi, Esq., 5109 N. Nebraska Ave., Tampa, FL 33603, telephone (727) 270-7555, within thirty (30) days of the first publication of this Notice, the nature of this proceeding being a Quiet Title of Real Property regarding the above referenced property. Please respond on or before 11/17/25. If you fail to file your response or an answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Tomas J. Yi, Esq., 5109 N Nebraska Ave., Tampa, FL 33603, telephone (727) 270-7555, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint. Please respond on or before 11/17/25. DATED this 10th day of October 2025. Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St #101, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 10/17-11/7/25LG 4T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003477 Division A IN RE: ESTATE OF GIAN ANGELO MASSARO, 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 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: <table><tr><th>Name</th><th>Address</th></tr><tr><td>Sandra JoAnn</td><td>4620 Preston Woods Drive</td></tr><tr><td>Kolterman</td><td>Valrico, FL 33596</td></tr><tr><td>Patricia M. Cribb</td><td>5751 Stockport Street Riverview, FL 33578</td></tr><tr><td>Gina M. Monte</td><td>6606 Baybrook Circle Temple Terrace, FL 33617</td></tr><tr><td>Michele L. Massaro</td><td>502 N. Bryan Circle Brandon, Florida 33511</td></tr></table> ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Amended Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is October 17, 2025. Person Giving Notice: /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 DIVISION 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 ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of DONALD GENE MOON, deceased, File No. 25-CP-003418, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was August 6, 2025; that the total value of the estate is \$13,000.00 (approximate) and that the names and addresses of those to whom it has been assigned by such order are: JANE ELIZABETH MOON, 1656 Open Field Loop, Brandon, FL 33510. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provisions for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice	Name	Address	Sandra JoAnn	4620 Preston Woods Drive	Kolterman	Valrico, FL 33596	Patricia M. Cribb	5751 Stockport Street Riverview, FL 33578	Gina M. Monte	6606 Baybrook Circle Temple Terrace, FL 33617	Michele L. Massaro	502 N. Bryan Circle Brandon, Florida 33511	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 RE: 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.	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: james@thefloridalawyers.com christian@thefloridalawyers.com Secondary E-Mails: kflick@thefloridalawyers.com service@thefloridalawyers.com 10/17-10/24/25LG 2T ----- IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 25-CP-003447; DIVISION: A RE: ESTATE OF MAX G. ABELLANA, JR., a/k/a MAX GEOTINA ABELLANA, JR., Decedent. NOTICE TO CREDITORS The administration of the estate of Max G. Abellana, Jr., a/k/a Max Geotina Abellana, Jr., deceased, whose date of death was August 21, 2025 is pending in the Circuit Court of Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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.	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 ANDREW THOMAS HUSE, deceased, File Number 25-CP-003358, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED 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, Lithia, 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 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 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 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, vs. SHIV ANKUR, INC., (Continued on next page)
Name	Address															
Sandra JoAnn	4620 Preston Woods Drive															
Kolterman	Valrico, FL 33596															
Patricia M. Cribb	5751 Stockport Street Riverview, FL 33578															
Gina M. Monte	6606 Baybrook Circle Temple Terrace, FL 33617															
Michele L. Massaro	502 N. Bryan Circle Brandon, Florida 33511															

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 8, 2025 by the County Court of Hillsborough County, Florida, for the following property described as: Unit No. 1402 Tower T1, of the Towers of Channelside, a Condominium, according to The Declaration of 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 electronically online at www.hillsborough.realforeclose.com, on December 1, 2025 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you 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 <i>Attorney for Plaintiff</i> 10/17-10/24/25LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003176 Division A IN RE: ESTATE OF MONICA MARLINDA SQUIRES 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 HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: Cavour Squires 5106 Pennsbury Drive Tampa, Florida 33624 Attorney for Personal Representative: Aaron W. Saoud, Esquire, Attorney Florida Bar Number: 096124 AWS Law Firm 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org 10/17-10/24/25LG 2T ----- IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-013263 ODALIS N GONZALEZ, Petitioner, and ELEAZAR A JUAREZ FUENTES, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: ELEAZAR A JUAREZ FUENTES Address Unknown YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ODALIS N GONZALEZ, whose address is 4002 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 immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: None Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 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. A.V. 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 unknown 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 NOTICE. 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://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 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 Florida-based 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 presence on-site. 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 under: • F.S. § 806.13 – Criminal Mischief • F.S. § 810.08 – Trespass • F.S. § 843.0855 – Tampering with Legal Notices • RLUIPA (42 U.S.C. § 2000cc) – Federal Religious Property Protection ZARAGI KHALID ALI Faith Leader & Trustee SAVED BY THE STREETS MINISTRY, INC. 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: I.V. DOB: 5/3/2016 MINOR CHILD NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: KATIE TUCKER 1421 Peachfield Dr., Valrico, FL 33596 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.V. born on 5/3/2016. You are hereby commanded to appear on November 5, 2025, at 10:30 AM, before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 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 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: A.D. 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, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, FL 33602, Courtroom 310, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the children with an adoption entity, as defined in Section 63.032(3), Florida Statutes. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact administrative office of the courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Witness my hand as Clerk of said Court and the Seal thereof, this 7th day of October, 2025. Victor D. Crist, Clerk of Court By: s/ Santiago Zambrano As Deputy Clerk 10/10-10/31/25LG 4T	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: O.C. DOB: 7/12/2024 MINOR CHILD NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: HEATHER COLES, address unknown DOB: 09/27/1982 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: O.C. born on 7/12/2024. You are hereby commanded to appear on December 12, 2025, at 9:00 AM, before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Tampa, Florida 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. DIVISION B ZOOM: The hearing will be held utilizing ZOOM and you will need to initiate contact to be available at the time of the hearing please follow the instructions below. When connecting through Zoom APP with Video: 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 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, v. KATHERINE DOUVILLE, Defendant. NOTICE OF ACTION TO: KATHERINE DOUVILLE 8720 Cove Ct Tampa, FL 33615 YOU ARE NOTIFIED that a Small Claims action has been filed against you in the County Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida. The action involves a claim for utilities and use of boat dock in the amount of \$7,925.00, plus any fees and costs as the Court deems proper. You are required to serve a copy of your written defenses, if any, to it on or before 11/03/2025 and file the original with the Clerk of the Court, 800 E. Twiggs Street, Tampa, FL 33602, either before service on Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Statement of Claim. Dated this 26th day of September, 2025. Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Alexandra Carrasquillo Deputy Clerk 10/3-10/24/25LG 4T ----- UNITED STATES DISTRICT COURT MIDDLE DISTRICT OF FLORIDA TAMPA DIVISION “IN ADMIRALTY” CASE NUMBER: 8:25-cv-00858-MSS-SPF IN THE MATTER OF THE COMPLAINT OF: STEPHEN DRENTH as owners of 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, Petitioners. NOTICE TO ALL POTENTIAL CLAIMANTS OF COMPLAINT FOR EXONERATION FROM OR LIMITATION OF LIABILITY As the owner of the M/V MY GIRLS ADVENTURE, LLC, a 2001 25' Bluewater Boats Runabout, bearing Hull Identifi-	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 exoneration 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 accepted a letter of undertaking as interim security for all claims against Petitioner and the Vessel. Pursuant to 46 U.S.C. § 30511(c), “all claims and proceedings against the owner related to the matter in question shall cease.” By October 17, 2025, all persons or entities claiming damage for any and all loss, destruction, injuries, and/or death allegedly as a result of the occurrences and happenings recited in the complaint must file their respective claims with the clerk of this court and serve copies thereof on Petitioner’s counsel. By the same date, all persons or entities presenting claims and desiring to contest the allegations of the complaint must file an answer to the complaint in this court and must serve copies thereof on Petitioner’s counsel or be defaulted. Service on Petitioner’s counsel may be made by delivery or mail to Richard J. McAlpin, or Lourdes M. Cardelle of McALPIN FLOREZ MARCOTTE, P.A., 80 SW 8th Street, Suite 2805, Miami, Florida 33130, telephone number (305) 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 was 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 S 25 FT FOR RD SEC - TWP - RGE: 10 - 28 - 20 Subject To All Outstanding Taxes Name(s) in which assessed: GARRETT OTHA JOHNNY OTHA JOHNNY GARRETT ESSIE G ALLISON GRAVETT All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/13/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk’s ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/26/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Gabreele Stewart, Deputy Clerk 10/3-10/24/25LG 4T ----- NOTICE OF APPLICATION FOR TAX DEED — The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 1382510000 Certificate No.: 2023 / 12133 File No.: 2025-791 Year of Issuance: 2023 Description of Property: WESTPORT LOT 3 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 47 PLAT BK / PG: 14 / 20 SEC - TWP - RGE: 17 - 30 - 18 Subject To All Outstanding Taxes Name(s) in which assessed: SEAN COLLIER AYSEGUL COLLIER SEAN AND AYSEGUL COLLIER All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (11/13/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk’s ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 9/26/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Gabreele Stewart, Deputy Clerk 10/3-10/24/25LG 4T ----- NOTICE OF APPLICATION FOR TAX DEED (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
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 aka ANDREW C. DARCANGELO, deceased, whose date of death was September 24, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal 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's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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, Deceased. NOTICE TO CREDITORS The administration of the estate of ROBERT 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 unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (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 unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 File No. 2025CP000723AX IN RE: ESTATE OF SANDRA SULLIVAN AKA SANDRA J. SULLIVAN Deceased. NOTICE TO CREDITORS The administration of the estate of SANDRA SULLIVAN (AKA SANDRA J. SULLIVAN), 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 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 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: 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 maria.ossorio@akerman.com Akerman LLP CNL Center II 420 South Orange Avenue, Suite 1200 Orlando, Florida 32801 Telephone: (407) 423-4000 Fax: (407) 254-4188 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 www.myorangeclerk.realforeclose.com, 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 WASHINGTON 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, DE- VISEES, 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 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 Zepetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 156028 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 and Amanda F. Ilg, 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: Norma Janine Echevarria Elvir, BARRIO EL CENTRO, ENTRE 849 AVE, Tela 504 Honduras and Juan Fernando Cordon Zamora, BARRIO EL CENTRO, ENTRE 849 AVE, Tela 504 Honduras; VOI: 312305-01; TYPE: Annual; POINTS: 56300; TOTAL: \$24,688.69; PER DIEM: \$8.65; NOTICE DATE: October 8, 2025 OBLIGOR: Gregorio Lopresti, UNIT 1/25 CAVALIER ST, Doncaster East 3109 Australia; VOI: 318875-01; TYPE: Annual; POINTS: 44000; TOTAL: \$20,901.60; PER DIEM: \$6.01; NOTICE DATE: October 8, 2025 OBLIGOR: Tania Aide Montellano Miranda, Calle 12 De Diciembre #144 San Mateo Oztzacatipan, Toluca 50220 Mexico; VOI: 323512-01; TYPE: Annual; POINTS: 51700; TOTAL: \$21,345.83; PER DIEM: \$7.57; NOTICE DATE: October 8, 2025 File Numbers: 25-022201, 25-019192, 25-019235, 25-019262, 25-019291 MDK-52372 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 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. 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 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)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
ORANGE COUNTY Case No.: 2025-CP-003015-O IN RE: The Estate of PAUL W. LATTIMORE, JR., Deceased. 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 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 PERIOD 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 Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: METRO MOBILITY ORLANDO 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, 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 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 with law. 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 Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: TACO TANGO	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 Florida 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. 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 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 10/24-10/31/25LG 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., Plaintiff, vs. 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 THEREOF AS RECORDED IN PLAT BOOK 64, PAGE(S) 107 THROUGH 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. A lawsuit has been filed against you, and you are required to serve a copy of your written defenses, if any, on JOSHUA MOWERY, ESQUIRE, Plaintiff's Attorney, whose address is DHN ATTORNEYS, 448 South Alafaya Trail, Unit 8, Orlando, FL 32828, within thirty (30) days after the first publication of this notice, to be published in La Gaceta Newspaper, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure	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, vs. MOHAMMED ISSA, et al, Defendants NOTICE OF SALE PURSUANT TO CHAPTER 45 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 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 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 RECORDED 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. 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 Court-house 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 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 femailservice@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	OSCEOLA COUNTY Ernest J Cauthen & Sheryl B Cauthen 350 Indian Lake Court Hiram, GA 30141 806/22 \$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 904/25 \$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 Columbus, GA 31908-7261 705/34 \$1,310.56 Theresa Senter individually and as 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 Higham, Rochester ME37AJ United Kingdom 706/51 \$874.89 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 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, 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 interest 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 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 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 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 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 CONDOMINIUM ASSOCIATION, INC 10/24-10/31/25LG 2T NOTICE OF ACTION RE: CLUB SEVILLA II CONDOMINIUM ASSOCIATION, INC OSCEOLA County, Florida Non-Judicial Timeshare foreclosure process TO: Unit Owner(s) Last Known Address Unit Week(s) Amount due: Patricia A Brundage & Jamie C Roy 146 Abaca Way Orleans, Ontario, K2S2C2 Canada 808/01 \$1,141.14 Gail M Vancoevering 7201 Kilmer SE Street Grand Rapids, MI 49512 1002/09 \$990.28 Marion B Hughes-Mook 4 Samuel Court St Catharines, ON L2M6M2 Canada 706/16 \$1,310.56 Yvonne Greene Montaque c/o Robert Montaque 5098 Silver Peak Cove Memphis, TN 38125 706/21 \$1,310.56	OSCEOLA COUNTY Donna J Gogel 2369 Dublin Road Orefield, PA 18069-9628 121/21 \$1,299.01 Leshonda Wilson & David James 52 Evan Road Warwick, NY 10990-4019 125/21 \$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 228/25 \$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 127/26 \$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 412/42 \$1,298.59 George Reis 60 Francois De Lauzon La Prairie Quebec, J5R6W6 Canada 215/48 \$1,147.75 William E Slack 52919 Cash Ridge Road Shadyside, OH 43947 321/50 \$1,298.59 Kimberly Baker &Westley Baker 8582 Fawn Way McCordsville, IN 46055 221/52 \$1,298.59 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 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, 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 interest 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 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 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 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 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 CONDOMINIUM 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)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
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 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: 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 CIVIL DIVISION CASE NO.: 2024 CA 003138 MF CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2024-NQM2 PLAINTIFF, VS. LUIZ FABIANO PISSONI CELLI A/K/A LUIZ CELLI, ET AL., DEFENDANTS. 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 capacity, but solely as Owner Trustee of BRAVO Residential Funding Trust 2024-NQM2 is the Plaintiff and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, LUIZ FABIANO PISSONI CELLI A/K/A LUIZ CELLI, MARIA SALI CELLI, VALE SOLLAR, WILLIAM MAZAR, ENFIN CORP., SUNNOVA SLA MANAGEMENT, LLC, GOODLEAP, LLC and CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 7th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 14, CELEBRATION AREA 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 44 THROUGH 98, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call 1-800-955-8771. Dated this 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 2.516 ESERVICE@MGS-LEGAL.COM 11080-1023125 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023 CA 004243 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ISABEL MARTINEZ, JOSE A. MALDONADO-TORRES ET AL., 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 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: 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. 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 SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 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. 492025CA000285XXXXAXA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST I Plaintiff, vs. 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. 492025CA000285XXXXAXA 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 TRUST I is the Plaintiff and ASSOCIATION OF POINCIANA VILLAGES, INC, KAREN A. HERNANDEZ, OSCEOLA COUNTY, the Defendants. 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, ACCORDING 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 in the surplus from the sale, if any, other than the Property Owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the Owner of the record as of the date of the lis pendens may claim the surplus. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 filemailservice@rfselaw.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, vs. 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, 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 Osceola County Clerk of Court, at the Osceola County Historic Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, 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 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, 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, 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 trade name of: 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 Foreclosure, dated October 10, 2025, and entered in Case Number: 2024 CC 004031 CF, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein The Townhomes of Flora Ridge Owners Association, Inc. is the Plaintiff, and The Estate of Ciro Almeida and All Unknown Tenants/ Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, at 11:00 o'clock A.M. on December 2, 2025, the following described property as set forth in said Order Granting Final Judgment of Foreclosure, to-wit: Property Description: LOT 2 BLOCK 13, TOWNHOMES OF FLORA RIDGE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 56, 57, 58 & 59, INCLUSIVE, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Property Address: 3059 Ashland Lane N, Kissimmee, FL 34741 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 14th day of October, 2025 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	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 DELILAH 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 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 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 (407) 900-6882 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, vs. 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 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	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 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: 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 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. 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 1701 S 39th St, Saint Joseph, MO 64507 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 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 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. 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

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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 notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of the said Court on 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, LLC, Plaintiff, vs. 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. New Port Richey, FL 34654 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 117, BASS LAKE ACRES, AS SHOWN ON MAP OR PLAT THERE-OF M. B. 4, PAGE 107, OF THE PUBLIC 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 default 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 Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of the said Court on 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 CASE #: 2025CA001855CAAXES DAVIES & KERR CONSULTING, INC. AS TRUSTEE FOR DAVIES & KERR CONSULTING, INC. RETIREMENT PLAN Plaintiff vs. 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 AUTUMN PALM DR LAND TRUST; UNKNOWN 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 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, FLOR-	PASCO COUNTY IDA; LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227, PAGE 681, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND 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 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 entered 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 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 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. KAREN R. KEITH A/K/A KAREN KEITH, ET AL., 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 in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KAREN R. KEITH A/K/A KAREN KEITH; UNKNOWN SPOUSE OF KAREN R. KEITH A/K/A KAREN KEITH; 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.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: Lot 1617, Holiday Lakes Estates Unit Nineteen, according to the map or plat thereof as recorded in Plat Book 11, Page 3, Public Records of Pasco County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 14th day of October, 2025. 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 SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 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, Deceased. 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 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: /s/ Nilda Maria Cintron Nilda Maria Cintron 3505 E. Lake Drive Land O' Lakes, Florida 34639 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: 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 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 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 vs. 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.; Defendants. 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 UNKNOWN TENANT # 1 Last Known Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541 Current Address: 3810 Autumn Palm Dr., Zephyrhills, FL 33541 UNKNOWN TENANT # 2 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: 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; LESS PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7227, PAGE 669 AND OFFICIAL RECORDS BOOK 7227, PAGE 681, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. AND 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 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 entered 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 10/24-10/31/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC005409CCAXES GRAND OAKS MASTER ASSOCIATION, INC., Plaintiff, vs. 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, according to the Plat thereof, recorded in plat Book 40, pages 1 through 6 inclusive, of the Public Records of Pasco County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 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 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	PASCO COUNTY 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 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 ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Margaret N. Sprouse, deceased, File Number 2025-CP-001547, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523; that the decedent's date of death was December 27, 2023; that the total value of the estate is \$11,519.72 and that the names and addresses of those to whom it has been assigned by such order are: George E. Morrison, Trustee of The Sprouse Family Trust, dated May 13, 2009 40832 River Road, Dade City, FL 33525 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is 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 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 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: /s/ Teresa Yvette Agosto 12810 N Central Avenue Tampa, FL 33612 Attorneys for Personal Representative: Leavengood, Dauval, Boyle & Vasti, PLLC 3900 First Street North, Suite #100 St. Petersburg, FL 33703 Telephone: (727) 327-3328 (Continued on next page)

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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 Deceased NOTICE TO CREDITORS The administration of the estate of BRIDGETTE RENEE EBANKS, deceased, whose date of death was February 4, 2025; File Number 2025CP001555CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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, on whom a copy of this notice is required to be served 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: GADeservice@GendersAlvarez.com 10/17-10/24/25LG 2T IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC004663CCAXES GRAND OAKS MASTER 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, PARCEL 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 91, 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, 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 PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001483CPAXWS IN RE: ESTATE OF CORY CHRISTOPHER CHESTER, JR. Deceased NOTICE TO CREDITORS The administration of the estate of CORY CHRISTOPHER CHESTER, JR., deceased, whose date of death was July 11, 2025; File Number 2025CP001483-CPAXWS, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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: 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, PARCEL 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 91, 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 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 CORPORATION, Plaintiff, v. 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. Dated October 7, 2025 By /s/ Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Plaintiff's Attorney: Michael P. Silver, Esq. Florida Bar No. 868701 Primary Email: msilver@shutts.com Secondary Email: doneal@shutts.com S. Elizabeth King Florida Bar No. 122031 Primary E-mail: eking@shutts.com Secondary Email: doneal@shutts.com SHUTTS & BOWEN LLP 4301 West Boy Scout Boulevard, Suite 300 Tampa, Florida 33607 Telephone: (813) 229-8900 Facsimile: (813) 229-8901 <i>Attorneys for Duke Energy Florida, LLC</i> 10/10-10/31/25LG 4T 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. The date of first publication of this notice is October 24, 2025. Personal Representative: NICHOLAS J. GRIMAUDD 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 10/24-10/31/25LG 2T 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 (Continued on next page)	

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PINELLAS COUNTY against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE 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 first publication date of this notice is October 24, 2025. Petitioner: Frederick Seiger 35223 Ellis Road Waynoka, Oklahoma 73860 Tel. No.: (813) 810-3360 Attorney for the Petitioner: Peter J. Hobson, Esquire Florida Bar No.: 359076 P.O. Box 292345 Tampa, Florida 33687-2345 peter@pjhobson.com elizabeth@evaleraparalegalservicesonmicrosoft.com 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 trade name of: FLORIDA FUEL INJECTION Owner: Florida Fuel Injection Holdings, Inc. 2807 Bruton Rd Plant City, FL 33565 10/24/25LG 1T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009557-ES IN RE: ESTATE OF ARTHUR WOODROW LANNING Deceased. NOTICE TO CREDITORS The administration of the estate of ARTHUR WOODROW LANNING, deceased, whose date of death was July 7, 2025; File Number 25-009557-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 24, 2025. Personal Representative: DAVID ARTHUR LANNING 8164 Bayhaven Drive Seminole, FL 33776 Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AED@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 W. Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 10/24-10/31/25LG 2T ----- NOTICE OF ACTION RE: COMMODORE 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: Carole Krasnevich-Johnson, Matthew Krasnevich, Joy Krasnevich & Amanada Krasnevich 5121 Saint James Blvd Lorain, OH 44053 414/01 \$881.51 Anne Marie Cinelle 12470 7th Concession King City, ON L7B1K4 Canada 207/02 \$1,266.60 Richard Hainisch 200 Holleman Street Seneca, SC 29678 713/02 \$2,061.68 Peter Scala & Beverly Scala 3790 Liberty Square Fort Myers, FL 33908 106/02 \$4,464.31 Angela J Frerkes 2419 Gulf to Bay Blvd #1323 Clearwater, FL 33765 612/03 \$2,862.42 Kelly Forest	PINELLAS COUNTY 4312 Tower Drive Eau Claire, WI 54703 412/04 \$1,266.60 John Mclean 87 Hidden Pond Circle Smithtown, NY 11787 202/04 \$3,306.38 Michael A Morelli & Ellen E Morelli 704 Falling Leaf Court Deland, FL 32724 107/04 \$4,223.18 Mark McGregor, Karie McGregor, Paul McGregor & Adison McGregor 38 Hamilton Avenue Cobourg, ON K9A1V8 Canada 106/05 \$881.51 Margaret Reeds-Alexander 903 Lakeshore Park Belle River, ON N0R 1A0 Canada 207/05 \$881.51 Arthur Connor & Mary L Connor 703 West Academy Street Madison, NC 27025 105/05 \$2,49.03 Michael E Blasing & Julie A Blasing 501 Fountain Street Apt 14 Hicksville, OH 43526-1356 211/06 \$1,227.45 Five Star Platinum Worldwide Vacation Sales, LLC 1013 Centre Road Suite 403-A Wilmington, DE 19805 213/06 \$2,677.63 Maralyn K Waline 311 Thompson Avenue Lehigh Acres, FL 33972 101/46 \$2,061.68 Leo Stieber & Dorothy J Stieber 7831 Schubert Avenue Elmwood Park, IL 60707 613/08 \$961.47 William J Hugo Jr 656 Tennyson Rochester Hills, MI 48307 713/08 \$2,061.68 Richard A Fosso PO Box 567 Lake Mills, WI 53551 110/11 \$1,504.46 Robert J Lewis & Elaine Lewis 79295 Rose Dawn La Quinta, CA 92253 208/11 \$1,266.60 Elton G Hoehn & Amy L Hoehn 3206 45th Way East Bradenton, FL 34203 414/13 \$531.27 George T Hoffman 151 West 86th Street Apt #5C New York, NY 10024 205/13 \$3,412.69 Robert Beyfuss 1927 Sandra Drive Clearwater, FL 33764-4775 107/14 \$2,061.68 Joseph F Abraham & Julie Abraham 9111 Frenchmans Creek Drive Phoenix, NY 13135 110/15 \$2,061.68 Clinton R Carr 15518 Caruther Rd Dover, FL 33527 209/15 \$2,061.68 Jessica McDaniel & James McDaniel 1907 N Bargo Street Plant City, FL 33563 209/16 \$881.51 Sherrell Edwards, Loretta Garceau & Nancy Miller 5000 76h Street North Plant City, FL 33563 611/19 \$881.51 Peter J McKnight & Theresa D McKnight 572 Tillman Street Waukesha, WI 53188 206/19 \$881.51 Damien Stallings 1 Pons Road Plant City, FL 33563 209/19 \$881.51 Wanda J Thielmeier, Trustee and Steven Wayne Thielmeier, Trustee of The Wanda J Thielmeier Trust, UTD January 29, 1992 5510 Lois Avenue Mystic, CT 06355 512/19 \$881.51 Mary Wallace, Jennifer Wallace & Carol Hallsey 29 Payson Avenue Louisville, KY 40219 312/19 \$881.51 Gail Laurie Katzel, Carol Lynn Jensen & John Brian Havel 7871 Sailboat Key Blvd #207 South Pasadena, FL 33707 613/20 \$676.41 Gloria Lundholm 7836 Pinedrop Lane PO Box 1859 Kings Beach, CA 96143 204/20 \$881.51 Leslee Whittington & Steven Whalen 5530 80th Street N B 106 St Petersburg, FL 33709 104/20 \$881.51 Tom Rogers, Tracey Simmons, Kelly Rogers, Paul Rogers, Janice Adkins, Patty Ivers & Austin Simmons 4050 64th Street North St Petersburg, FL 33709 105/24 \$881.51	PINELLAS COUNTY Tina M Tassinari PO Box 4417 Tampa, FL 33677 413/25 \$881.51 Vincent Castelli Jr 5322 20th Avenue S Gulfport, FL 33707 211/27 \$881.51 Elizabeth Balluzzo 10606 Cami Court Riverview, FL 33578 314/28 \$881.51 Keith D Burden 7238 Stone Haven Court Pinellas Park, FL 33781 513/29 \$881.51 Martha Crawford & James Crawford 20841 Eustis Road Land O Lakes, FL 34637 101/29 \$881.51 Michael Battaglia 10309 N Nebraska Avenue Tampa, FL 33612 110/31 \$881.51 Ralph Della Vecchia & Angie Della Vecchia 5103 Silhouette Court Spring Hill, FL 34607 313/31 \$881.51 Tara Goluba & Jeffrey Barthe 7317 Ashmore Drive Pinellas Park, FL 34653 101/31 \$881.51 Joseph T Huffstickler & Jennifer E Huffstickler 801 NW 41st Street Lawton, OK 73505 212/34 \$881.51 Nicole M Valenti, Mitchell Valenti & Wendy Valenti 6697 Lurais Drive Lake Worth, FL 33463 101/34 \$831.51 John Wallace & Jennifer M Wallace 205 116th Avenue Apt 4 Treasure Island, FL 33706 311/35 \$999.80 Vincent Lopano & Tina Lopano 31804 N 45th Street Cave Creek, AZ 85331 101/36 \$881.51 Pete Rocha Jr & Claudette D Rocha 4500 Meadowwood Drive Mulberry, FL 33660-9641 107/36 \$878.98 Paul C Zaglifa & Giana Zaglifa 70 E Rancho Caliente Drive Cave Creek, AZ 85331 309/36 \$573.96 Larry Norris, Myrna Norris, Randy Norris & Denny Norris 974 Schifler Road Welland, ON L3B5N4 Canada 105/38 \$881.51 Carolyn Marie Lawson 19757 Old Livingston Avenue Lutz, FL 33559 204/40 \$881.51 Carolyn Lawson & Barbara Bridges 19757 Old Livingston Avenue Lutz, FL 33559 103/40 \$881.51 Crawford Brown & Delores Brown PO Box 2181 Mango, FL 33550-2181 214/41 \$881.51 Joan C Smith 914 Hollyshore Drive Lutz, FL 33548 106/42 \$881.51 Harold Combs & Shirley Combs 28068 Reinier Drive West Harrison, IN 47060 103/43 \$881.51 Robert W Anderson & Kelly A Anderson 18 Ohio Lane East Falmouth, MA 02536 511/44 \$881.51 Thomas Riccardo III & Thomas Riccardo IV 1365 South Disston Avenue Tarpon Springs, FL 34689 107/44 \$868.19 Kelly A Anderson 18 Ohio Lane East Falmouth, MA 02536 214/45 \$881.51 Michael Sowers, Trustee of The Motor Memorial Trust UA dated September 29, 2021 c/o Jim Monroe 20836 Hall Roads Suite 252 Clinton TWP, MI 43038 612/47 \$881.51 John Holland & Sheila Holland 23 Mascuppic Trail Tyngsboro, MA 01879-1734 414/50 \$881.51 Randy F Norris & Stacy L Norris 974 Schifler Road Welland, ON L3B5N4 Canada 714/50 \$881.51 Jeffrey A Adkins & Valerie J Adkins 108 Janet Road Marietta, OH 45750	PINELLAS COUNTY 414/33 \$977.60 Heather Elizabeth Armstrong & Kimberley Bryk 1134 Line Avenue Welland, ON L3C3C3 Canada 206/17 \$881.51 206/18 \$881.51 102/19 \$881.51 Elida Castro, David Rodriguez & Helyda Barragan 8220 Sunrise Lakes Blvd Apt 203 Sunrise, FL 33322 611/31 \$881.51 611/32 \$881.51 Lisa Buckley 255 Victoria Street Po Box 73 Belmont, ON N0L1B0 Canada 310/40 \$881.51 310/41 \$881.51 Elizabeth M Cagney 26138 Desert Rose Lane Sun City, CA 92586 103/29 \$2,193.13 103/30 \$2,163.82 Shannon Carter & Michael Carter 9203 Mountain Magnolia Drive Riverview, FL 33578 203/28 \$881.51 413/28 \$1,000.11 John L Cinelli 12470 7th Concession King City, ON L7B1K4 Canada 208/02 \$1,266.60 309/02 \$1,266.60 Mark Andrew Ferguson 7937 9th Avenue South St Petersburg, FL 33707 713/16 \$881.51 713/17 \$881.51 Knute Forest 4312 Tower Drive Eau Claire, WI 54703 208/01 \$ 881.51 412/01 \$ 881.51 611/02 \$ 881.51 309/03 \$ 881.51 214/02 \$2,061.68 208/04 \$ 881.51 412/05 \$ 881.51 212/48 \$1,214.69 413/48 \$1,266.60 413/49 \$1,266.60 208/50 \$1,266.60 611/50 \$1,266.60 612/50 \$1,266.60 514/51 \$1,266.60 612/52 \$1,266.60 Marie Cozzo & Joshua Cozzo 33-34 77th Street Apt 3E Jackson Heights, NY 11372 107/09 \$3,559.62 107/11 \$3,608.65 Ralph H Hall, Trustee & Bessie F Hall, Trustee of The Ralph H Hall and Bessie F Hall Revocable Trust, dated June 10, 1998 13844 Arden Drive Hudson, FL 34667 201/16 \$2,706.06 201/17 \$2,589.23 414/20 \$2,061.68 414/21 \$1,127.82 Walter Heffernan, Trustee of The Walter Heffernan Living Trust Dated August 19, 2009 26451 73rd Avenue Floral Park, NY 11004 513/40 \$2,061.68 513/41 \$2,061.68 Conrad A Hoffman & Patricia A Hoffman 821 Lynnwood Avenue Brick, NJ 08723 311/12 \$1,266.60 311/13 \$2,856.77 Helen Kelly c/o Sheila Kelly & Laurie Maher 23-270 Timberbank Blvd Toronto, ON M1W2M1 Canada 514/14 \$4,065.43 514/15 \$1,324.83 514/16 \$865.09 514/17 \$2,824.88 Harold N Girard & Olga E Girard ADDRESS UNKNOWN Tampa, FL 33610 209/35 \$6,011.42 712/49 \$3,976.94 Neil Maher 844 Harrison Avenue Schenectady, NY 12306 208/42 \$2,061.68 101/48 \$2,061.68 104/48 \$2,867.79	PINELLAS COUNTY James P Oldman 32 Hills Road Ajax, ON L1S2W4 Canada 101/15 \$881.51 103/28 \$751.50 James Oldman, Ryan Oldman & Sean Oldman 32 Hills Road Ajax, ON L1S2W4 Canada 106/28 \$1,729.75 207/36 \$2,061.68 Anthony Prestipino Jr 370 23rd Avenue SW Largo, FL 33778 202/38 \$976.75 211/38 \$1,013.33 Mercedes Riccardo 1365 South Disston Avenue Tarpon Springs, FL 34689 207/43 \$2,061.68 207/44 \$2,061.68 Betty Russell Box 645 Sunbridge, ON P0A1Z0 Canada 104/11 \$881.51 104/12 \$881.50 Barbara M Rocco a/k/a Barbara M Sutliff, Frank Rocco & Joseph Rocco 3807 Paulhill Road N Chesterfield, VA 23236 310/06 \$1,266.60 310/07 \$1,266.60 513/06 \$1,266.60 513/07 \$1,266.60 William Salo & Carolyn Salo 38 Yonge Mills Road Lyn, ON K0E1M0 Canada 101/51 \$2,180.13 101/52 \$1,325.59 Kelley Shouse a/k/a Kelly Shouse 7567 Valleywatch Florence, KY 41042 110/03 \$1,266.60 108/04 \$1,266.60 Scott Smith & Kathleen Smith 4825 Diebold Ranch Road West Branch, MI 48661 108/17 \$2,803.35 209/17 \$2,867.79 Denise Terry 10 Northview Terrace Hookset, NH 03106-1727 106/14 \$881.51 106/15 \$881.51 James Donald Waites, Rose-Marie Waites, Stephanie Cart, Alexandra Waites & Spencer Waites 318 Crossland Gate Newmarket, ON L3X1B2 Canada 101/40 \$881.51 James Donald Waites & Rose-Marie Waites 318 Crossland Gate Newmarket, ON L3X1B2 Canada 714/40 \$881.51 714/41 \$881.51 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 Week Numbers (as set forth above) in COMMODORE BEACH CLUB, A Condominium, together with all appurtenances, according and subject to the Declaration of Condominium thereof as recorded in Official Records Book 5171, Page 687, of the Public Records of PINELLAS County, Florida, and all amendments thereof and supplements 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 interest 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 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 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 COMMODORE BEACH 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 17th day of OCTOBER, 2025. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE for COMMODORE BEACH CLUB CONDOMINIUM ASSOCIATION, INC 10/24-10/31/25LG 2T ----- IN THE CIRCUIT COURT FOR (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
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 it on Christopher M. Sierra, Esq., the Petitioner's attorney, whose address is 7850 Ulmerton Rd., Suite 3A, Largo, FL 33771, on or before 28 days after date of first publication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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 10/17-11/7/25LG 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 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: ANDRE JUSTIN SHOOTES 319 37th Street S. St. Petersburg, FL 33711 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 Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 10/17-10/24/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-006837-ES IN RE: ESTATE OF VICTORIA LYNN DOEHRING, Deceased. NOTICE TO CREDITORS The administration of the estate of Victoria Lynn Doehring, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. NOTWITHSTANDING THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	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: Marley Dodd, Esq. Florida Bar No. 1058457 Brice Zoecklein, Esq. Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 10/17-10/24/25LG 2T ----- IN THE CIRCUIT COURT FOR 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 JEFFREY 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 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 STATUTE 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: DANIELA XANATH ESPINA 828 Colonial Road SW Abingdon, VA 24210 Attorney for Personal Representative: Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 (727) 843-0566 Fla. Bar No. 377937 email: mattellrod@verizon.net 10/17-10/24/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009453-ES IN RE: ESTATE OF LAUREL K. BANTA, Deceased. NOTICE TO CREDITORS The administration of the estate of LAUREL 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 personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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.	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 Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com 10/17-10/24/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-009444-ES Division: 004 IN RE: ESTATE OF IRVING BLAINE GILBERT Deceased. NOTICE TO CREDITORS 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. 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. Petitioner: Erika Gilbert 124 Rangdale Rd. Durham, ME 04222 Attorney for Petitioner: Joseph Martinez, Esq. Florida Bar Number: 483990 Joseph F. Martinez, P.A. 12601 Gulf Blvd., Ste. 6 Treasure Island, FL 33706 Telephone: (727) 363-1529 Fax: (813) 288-1520 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 File No. 2025-CP-008952 IN RE: ESTATE OF JACK EDWARD THOMPSON JR. Deceased. NOTICE TO CREDITORS The administration of the estate of Jack Edward Thompson Jr., deceased, whose date of death was July 10, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set 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 Representative: Jack Thompson III 6158 Burleigh Place Noblesville, Indiana 46205 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	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 Deceased. NOTICE TO CREDITORS The administration of the estate of Emmett Landrum Finch, Jr, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set 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: /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 Fax: (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 request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 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, Petitioner, and WILFREDO SOTO GONZALEZ, Respondent. NOTICE OF ACTION FOR	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 request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 10/6/2025 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.: 25-6392-FD SHANE LAMOUREUX, Petitioner, and ALLISON LAMOUREUX, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: ALLISON NICOLE LAMOUREUX Last known address: N/A YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SHANE LAMOUREUX, whose address is 2144 Victoria Dr, Clearwater, FL 33763, on or before 28 days after first publication, and file the original with the clerk of this Court at Fessler Center, 3165 McMullen Booth Rd, Building B, Clearwater, FL 33761 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: None Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 10/2/2025 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 ----- 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, Deceased. NOTICE TO CREDITORS The Administration of the Estate of Maria Cristina Mandelblat a/k/a 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
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 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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 cm Medina@rosswayswan.com 10/17-10/24/25LG 2T IN THE COUNTY COURT OF TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025CP003446A000BA FLORIDA TRUST SERVICES, LLC, A Florida limited liability company as Trustee of the W HICKORY STREET LAND TRUST #1145 dated August 18, 2023 Plaintiff vs. ROBERT E. LANDGRAF; CLINTON A. LANDGRAF; DONNA K. JASONIS; and SANDRA A. MEADOWS Defendant NOTICE OF ACTION TO: SANDRA A. MEADOWS, deceased, her heirs at law and any and all persons claiming right, title or interest in the real property described below adverse to Plaintiff's title. YOU ARE NOTIFIED that an action to partition a parcel of real estate on the following property in Polk County, Florida: Lot 12, Block J, LAKE BEULA HEIGHTS DIVISION NO. 4, according to the map or plat thereof as recorded in Plat Book 6, Page 37, public records in and for Polk County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on James A. Staack, Esquire, Plaintiff's attorney, whose address is Staack & Simms, PLLC, 51 S. Main Avenue, Suite 319, Clearwater, Florida 33765, on or before 45 days from first publication, and file the original with the Clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. DATED on October 8, 2025. Stacy M. Butterfield Polk County Clerk of the Court	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., Plaintiff, vs. LATRISSA YOLANDA SPEARS AND SHELTON ANTONIO SPEARS, Defendant(s). 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, Page(s) 29 to 31, of the Public Records of Polk County, Florida. will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on November 7, 2025 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than 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 LARRY 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 BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: REGINA BORDEN 2645 Shamrock Drive Haines City, FL 33844 Attorneys for Personal Representative: Derek B. Alvarez, Esq. - FBN 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN 146528 AED@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Service 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. Personal Representative: /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 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, Plaintiff, vs. 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 www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit: Lot 31, Vista Del Lago - Phase III, A Partial Replat, according to the plat thereof, as recorded in Plat Book 184, Page 46, of the Public Records of Polk County, Florida. Property Address: 245 Hillcrest Drive, Dundee, FL 33838-4452 Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida 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 11/7/2025. 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, 2025. 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 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. 10/3-10/24/25LG 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 process 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 Even \$2,357.95 James Granan and Helga Granan (Continued on next page)	

SARASOTA COUNTY

/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

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

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

RECEIPT OF APPLICATION NOTICING

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 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 E-V LLC, 7978 Cooper Creek Blvd., University Park, FL 34201. Application received: June 24, 2025. Proposed activity: Alteration of water level control structure 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

10/24/25LG 1T

RECEIPT OF APPLICATION NOTICING

10/24/25LG 1T

File No. 2025 CP 004263 NC

NOTICE TO CREDITORS (Summary Administration)

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

Attorney for Persons Giving Notice:
/s/ Marla D. Bohlander

SARASOTA COUNTY

10/17-10/24/25 2T

Sarasota County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

James M. Brvant, 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

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, 1-800-955-8777 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND FOR
SARASOTA COUNTY, FLORIDA

Case No.: 2025DR5199NC

CRISTIANE FERNANDES
Petitioner,
and
TREVOR JOHN BILODEA
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 request.

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

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

Dated 10/06/2025

Karen E. Rushing, Clerk
Clerk of the Circuit Court

By: /s/ Jason Bolden
Deputy 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 <http://www.watermatters.org/procurement> under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

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:

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$29,200	\$33,350	\$37,500	\$41,650	\$45,000	\$48,350	\$51,650	\$55,000

Number of Bedroom		Number of persons	
		Minimum	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:

1 Persona	2 Personas	3 Personas	4 Personas	5 Personas	6 Personas	7 Personas	8 Personas
\$29,200	\$33,350	\$37,500	\$41,650	\$45,000	\$48,350	\$51,650	\$55,000

Número de habitaciones		Número of personas	
		Mínimo	Máximo
0		1	1
1		1	2
2		2	4



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/contract-administration/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: lsjohnson@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
Division 003

IN RE: ESTATE 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 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 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'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

(Continued on next page)



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. *Ingresa 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. Ingresa a VoteHillsborough.gov antes de ir a votar para saber qué centros de votación tienen menos tiempo de espera.*



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.

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

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.

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.*

Precinct / Polling Place <i>Precinto / Centro de Votación</i>	Address <i>Dirección</i>
*160 Robert W Saunders, Sr. Public Library	1505 N Nebraska Ave, Tampa
*161 First Baptist Church of Tampa	302 W Kennedy Blvd, Tampa
163 Vista 400	400 E Harrison St, Tampa
169 Beulah Baptist Institutional Church	1006 W Cypress St, Tampa
*207 West Tampa Branch Library	2312 W Union St, Tampa
209 Greater Bethel Baptist Church	1207 N Jefferson St, Tampa
213/214 St James House of Prayer Episcopal Church	2708 N Central Ave, Tampa
215 St James House of Prayer Episcopal Church	2708 N Central Ave, Tampa
*301 DeSoto Park Center	2617 Corrine St, Tampa
303 Children's Board	1002 E Palm Ave, Tampa
304 Greater Bethel Baptist Church	1207 N Jefferson St, Tampa
305 New Mt Zion Baptist Church	2511 E Columbus Dr, Tampa
307/308 Grant Park	3724 N 54th St, Tampa
309 Jackson Heights NFL YET Center	3310 E Lake Ave, Tampa
317 Ragan Park	1200 E Lake Ave, Tampa
319 Seminole Heights Library	4711 N Central Ave, Tampa
321 C. Blythe Andrews, Jr. Public Library	2607 E MLK, Jr. Blvd, Tampa
*325 Fair Oaks Recreation Center	3400 E Louisiana Ave, Tampa
327/329 Northside Missionary Baptist Church	5706 N 40th St, Tampa
338/340 First Church of God of Tampa	2202 E Busch Blvd, Tampa
339 Temple Crest Community Center	8116 N 37th St, Tampa
341 Bible Based Fellowship Church of Temple Terrace	8718 N 46th St, Tampa
*342 Bible Based Fellowship Church of Temple Terrace	8718 N 46th St, Tampa
344 Springhill Park Community Center	1000 E Eskimo Ave, Tampa

Official City of Tampa Special Municipal Runoff Ballot
Boleta Oficial de la Elección Segunda Vuelta Municipal Especial de la Ciudad de Tampa
October 28, 2025 / 28 de octubre de 2025
Hillsborough County, Florida / Condado de Hillsborough, Florida

• Instructions: To vote, fill in the oval completely ● next to your choice. Use black ballpoint pen.

• If you make a mistake, ask for a new ballot. Do not cross out or your vote may not count.

• Instrucciones: Para votar, rellene completamente ● el óvalo próximo a su selección. Use bolígrafo negro.

• Si comete un 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

(Continued on next page)

Page 42/LA GACETA/Friday, October 24, 2025