

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HERNANDO COUNTY Kara Evans, Attorney Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 758-2173 Fax: (813) 926-6517 E-Mail: kara@karaevansattorney.com Secondary E-Mail: evanskeene@aol.com 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24000953CAAXMX U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP2 Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH GARY, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS; et al. Defendants NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH GARY, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit: LOT 61, HORTONS ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 33, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. more commonly known as 819 TWIGG ST., BROOKSVILLE, FL 34601. 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 December 17, 2025, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately 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 5th day of November, 2025. Doug Chorvat, Jr., Clerk of Circuit Court Hernando County, Florida By: s/ Elizabeth Markidis Deputy Clerk 24-F0000/JC 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-001059 IN RE: ESTATE OF GEORGE M. CICHON, Deceased. NOTICE TO CREDITORS The administration of the estate of	HERNANDO COUNTY GEORGE M. CICHON, deceased, whose date of death was June 29, 2019 and whose social security number is XXX-XX-6172, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the address of which is 7405 Forest Oaks Blvd, Spring Hill, FL 34606. 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 November 14, 2025. Personal Representative: /s/ Brett F. Eisenlohr BRETT F. EISENLOHR Attorney for Personal Representative: /s/ O. Reginald Osenton O. Reginald Osenton, Esq. Florida Bar Number: 693251 Osenton Law, P.A. 3433 Lithia Pinecrest Road PMB 324 Valrico, FL 33596 (813) 776-1282 oro@osentonlaw.com 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2018-CA-000391 WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER WITH WELLS FARGO BANK SOUTHWEST, N.A., fka WACHOVIA MORTGAGE, FSB, fka WORLD SAVINGS BANK, FSB, Plaintiff, vs. RAYMOND J. HANSEN, et al, Defendant(s). NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 17, 2025, and entered in Case No. 2018-CA-000391 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which Wells Fargo Bank, N.A., successor by merger with Wells Fargo Bank Southwest, N.A., fka Wachovia Mortgage, FSB, fka World Savings Bank, FSB, is the Plaintiff and Debra A. Hansen, Raymond J. Hansen, Pristine Place Homeowners' Association, Inc., are defendants, the Hernando County Clerk of the Circuit Court will sell to the highest and best bidder for cash at Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601, Hernando County, Florida at 11:00AM on December 2, 2025 the following described property as set forth in said Final Judgment of Foreclosure: LOT 21, PRISTINE PLACE PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 32, OF THE PUBLIC RECORDS OF HERNANDO	HERNANDO COUNTY COUNTY, FLORIDA. A/K/A 14098 ANDREW SCOTT RD, SPRING HILL, FL 34609 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Hernando County, Peggy Welch, (352) 754-4402. Dated this 7th day of November, 2025. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel:(813) 221-4743 Fax:(813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar # 106621 IN/18-010672 11/1 4-11/21/25LG 2T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25000659CAAXMX NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. CHERYL K. LYNCH-CARRUTH A/K/A CHERYL LYNCH-CARRUTH A/K/A CHERYL LYNCH CARRUTH A/K/A CHERYL CARRUTH F/K/A CHERYL BOCK, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Cheryl K. Lynch-Carruth Last Known Address: 8157 Fortune Hunter Drive, Brooksville, FL 34613 Current Residence: UNKNOWN TO: Cheryl K. Lynch-Carruth Last Known Address: 8163 NW 68TH Ave, Tamarac, FL 33321 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 1, BLOCK 76, BROOKRIDGE COMMUNITY, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 14 - 21, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. TOGETHER WITH 2017 MERI DOUBLE WIDE MOBILE HOME IDENTIFIED BY VIN # FLHML2F164829420A & FLHML2F164829420B 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 December 1, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402. WITNESS my hand and the seal of this Court this 20th day of October, 2025. DOUG CHORVAT, JR. As Clerk of Court By: /s/ Sonya Sanders As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1023349	HERNANDO COUNTY November 7, 2025. Personal Representative: Cole Wade 1412 Via Del Mar Niskayuna, NY 12309 Attorney for Personal Representative: Marley Dodd, Esq. Florida Bar No. 1058457 Brice Zoecklein, Esq. Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25001143CPAXMX IN RE: ESTATE OF MARY ANN QUINN Deceased. NOTICE OF ACTION (formal notice by publication) TO: JOEY JOHN QUINN AND ANY AND ALL HEIRS OF MARY ANN QUINN, Deceased 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 November 28, 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 October 20, 2025. Doug Chorvat, Jr. As Clerk of the Court By: s/ Illegible As Deputy Clerk 10/31-11/21/25LG 4T ----- IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001127 IN RE: ESTATE OF ERNEST BENTON DUNHAM Deceased. NOTICE TO CREDITORS The administration of the estate of Ernest Benton Dunham, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601-2817. 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 November 14, 2025. Personal Representative: Sheila Dunham 7332 Botanical Dr. Spring Hill, Florida 34607 Attorney for Personal Representative: Aaron W. Saoud, Esquire 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 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001314 Division Probate IN RE: ESTATE OF BRADLEY DONALD STEVENS Deceased. NOTICE TO CREDITORS The administration of the estate of Bradley Donald Stevens, deceased, whose date of death was July 20, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME	HERNANDO COUNTY 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 November 14, 2025. Personal Representative: Beth A. Kelley 454 Glen Oaks Drive Johnson City, Tennessee 37615 Attorney for Personal Representative: Kara Evans, Attorney Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 758-2173 Fax: (813) 926-6517 E-Mail: kara@karaevansattorney.com Secondary E-Mail: evanskeene@aol.com 11/14-11/21/25LG 2T ----- HILLSBOROUGH COUNTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION Case No.: 25-CA-000687 Division: C REGIONS BANK, Plaintiff, -vs- DIANE OESTREICH; UNKNOWN SPOUSE OF DIANE OESTREICH; JAMES MICHAEL OLT; UNKNOWN SPOUSE OF JAMES MICHAEL OLT; if living, and all unknown parties claiming by, through, under or against the above-named Defendant who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; THE UNKNOWN HEIRS, SPOUSES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ANITA K. VANWINKLE, DECEASED; THE UNKNOWN HEIRS, SPOUSES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MICHAEL LYNN OLT, DECEASED; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants. NOTICE OF SALE Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, the Clerk of the Circuit Court, will sell the property situate in Hillsborough County, Florida, described as: THE SOUTH 1/3 OF THE EAST 1/3 OF THE WEST 1/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 18 EAST, AS RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. PARCEL ID: 102914-0000 PROPERTY ADDRESS: 3915 W COMANCHE AVE at public sale, to the highest and best bidder, for cash, by electronic auction at http://www.hillsborough.realforeclose.com at 10:00 a.m. on December 9, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES. NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 12th day of November, 2025. ROD B. NEUMAN, Esquire (Continued on next page)

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 11/19/2025 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. CASES TO BE HEARD AT THE 1:00 P.M. HEARING CASE NO: COD-25-0002482 NAME OF VIOLATOR: 4805 WESTSHORE PLACE LOCATION OF VIOLATION: 4805 W LAUREL ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: ELEANOR VILLAS LOT 18 AND EAST 35 FT OF LOT 31 AND ALL OF LOTS 32 33 AND 34 FOLIO: 112175.0000 CASE NO: COD-25-0003057 NAME OF VIOLATOR: FEELS LIKE HOME RENTALS INC LOCATION OF VIOLATION: 6007 N CENTRAL AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: OSCEOLA LOT 17 FOLIO: 163713.0000 CASE NO: COD-25-0003158 NAME OF VIOLATOR: OFF MARKET TEAM LLC LOCATION OF VIOLATION: 3421 E NORTH BAY ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MONTANA CITY LOT 2 BLOCK 10 TOGETHER WITH FOLLOWING BEG AT NW COR OF BLOCK 17 RUN S 50 FT E 100 FT N 50 FT W 100 FT TO POB FOLIO: 156257.0000 CASE NO: COD-25-0003173 NAME OF VIOLATOR: MALDONADO TERESA LOCATION OF VIOLATION: 1602 N GOMEZ AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MAC FARLANE'S AND HERMANN'S ADDITION TO WEST TAMPA LOTS 15 AND 16 BLOCK 3 FOLIO: 180655.0000 CASE NO: COD-25-0003179 NAME OF VIOLATOR: CANDIDO LIRA MELO LOCATION OF VIOLATION: 8506 N 9TH ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 14 AND N 25 FT OF LOT 15 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 7 FOLIO: 146251.0000 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 FOXH-KNOWLES, CMC CITY CLERK 10/31-11/14/25LG 3T
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HILLSBOROUGH COUNTY OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s). NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 3rd day of November, 2025, and entered in Case No. 24-CA-006789, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KAREN A. MERRITT, UNKNOWN SPOUSE OF KAREN A. MERRITT, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, HR TAMPA BAY LLC AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 6th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: A tract of land lying in the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 28 South, Range 17 East, Hillsborough County, Florida, more particularly described as follows: Begin at the Northwest corner of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 14; thence South 01 degrees 10' 33" West (assumed bearing) along the West boundary of stated West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 14, a distance of 250.00 feet; thence South 89 degrees 23' 01" East, a distance of 323.58 feet to a point of curvature; thence on an arc to the left a distance of 165.17 feet, with a radius of 1823.88 feet subtended by a chord of 165.12 feet, chord bearing North 88 degrees 01` 19" East to a point on curve, thence South 00 degrees 36` 59" West, a distance of 30.12 feet to a point on curve, said point being on the South right-of-way boundary of a 60 foot road dedication (per O.R. Book 1531 page 74 Gardner Road); thence on an arc to the right in a Southwesterly direction along stated South right-of-way boundary a distance of 15.05 feet with a radius of 1853.88 feet, subtended by a chord of 15.15 feet, chord bearing South 85 degrees 44` 40.5" West, to a point on curve; said point being on the South right-of-way boundary of aforementioned Gardner Road and also being the POINT OF BEGINNING Thence South 00 degrees 36` 59" West, a distance of 360.76 feet; thence North 89 degrees 23' 01" West, a distance of 227.27 feet; thence North 01 degrees 10' 33" East, a distance of 154.88 feet; thence South 89 degrees 23' 01" East, a distance of 210.76 feet; thence North 00 degrees 36` 59" East, a distance of 204.68 feet to a point on curve; said point being on the South right-of-way boundary of aforementioned Gardner	HILLSBOROUGH COUNTY Road; thence on an arc to the left in a Northeasterly direction along stated South right-of-way boundary a distance of 15.05 feet with a radius of 1853.88 feet, subtended by a chord of 15.05 feet, chord bearing North 86 degrees 12` 35" East, to a point on curve, said point being the Point of Beginning. TOGETHER WITH A 1996 MERITT DOUBLEWIDE MOBILE HOME IDENTIFIED BY VIN# FLHMLCB104013744A & FLHMLCB104013744B 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 6th day of November, 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 11080-1024346 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-012827 GENERAL CIVIL DIVISION: Freedom Mortgage Corporation Plaintiff(s),	HILLSBOROUGH COUNTY v. JESSICA DIANE BRUBAKER, DAVID GLENN COLVIN JR., UNKNOWN SPOUSE OF JESSICA DIANE BRUBAKER, UNKNOWN SPOUSE OF DAVID GLENN COLVIN JR., SHELLPOINT COMMUNITY 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. 23-CA-012827, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JESSICA DIANE BRUBAKER; DAVID GLENN COLVIN JR.; UNKNOWN SPOUSE OF DAVID GLENN COLVIN JR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; SHELL POINT COMMUNITY ASSOCIATION, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY 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 10:00A.M. on the 13th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 228, of Shell Cove Phase 1, according to the plat thereof, as recorded in Plat Book 137, Page 58, of the Public Records of Hillsborough County, Florida. 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 28th day of October, 2025. By: /s/ Liana R. Hall Liana R. Hall	HILLSBOROUGH COUNTY 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 11080-1023784 IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003688 Division W IN RE: ESTATE OF DANIEL THOMAS DOWNS, A/K/A DANIEL T. DOWNS Deceased NOTICE TO CREDITORS The administration of the estate of DANIEL THOMAS DOWNS, A/K/A DANIEL T. DOWNS, deceased, whose date of death was July 16, 2025; File Number 25-CP-003688, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: SARAH KEEL 2906 Sutton Pines Court Plant City, FL 33566 Personal Representative's Attorneys: /s/ 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	HILLSBOROUGH COUNTY 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 11/14-11/21/25LG 2T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CC-005036 BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RUBY JOYCE MORRIS and WAYNE MCARTHUR MORRIS, a married man and UNKNOWN TENANT, Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-005036, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and RUBY JOYCE MORRIS and WAYNE MCARTHUR MORRIS are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on December 29, 2025 , in an online sale at www.hillsborough.realforeclose.com , beginning at 10:00 a.m. , the following property as set forth in said Final Judgment, to wit: Lot 72, Block A, Boyette Creek Phase 1, as per the map or plat thereof, as recorded in Plat Book 94, Page 31, of the Public Records of Hillsborough County, Florida. Property Address: 10417 Frog Pond Drive, Riverview, FL 33569-2715 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated November 6, 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 11/14-11/21/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-032857 SHORE COLONY CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. WEST GRAY, LLC, Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 6, 2025, by the County Court of Hillsborough County, Florida, for the following property described as: Unit 106, Building 3 of SHORE COLONY CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 3635, Page 539, and as per plat thereof recorded in Condominium Book 2, Page 66, of the Public Records of Hillsborough County, Florida, and all amendments thereto, together with its undivided share in the common elements. will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com , on January 2, 2026 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/ Ciara Willis Ciara C. Willis, Esq. Florida Bar No. 125487 cwillis@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff 11/14-11/21/25 2T ----- STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF PROPOSED AGENCY ACTION The Department of Environmental Protection gives notice of its intent to issue a For

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 12/10/2025 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-25-0002845 NAME OF VIOLATOR: NXT ACQUISITIONS CORP LOCATION OF VIOLATION: 802 S NEWPORT AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: MORRISON GROVE SUBDIVISION N 1/2 OF LOT 25 AND S 15 FT OF LOT 26 BLOCK 11 FOLIO: 185403.0000
CASE NO: COD-25-0002932 NAME OF VIOLATOR: NURSE KENNETH LOCATION OF VIOLATION: 3701 E OSBORNE AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: W 198 FT OF N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 LESS N 25 FT FOR RD LESS S 100 FT FOLIO: 153775.0000
CASE NO: COD-25-0003014 LOCATION OF VIOLATION: 3303 S MANHATTAN AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: MARYLAND MANOR 2ND UNIT LOT 9 BLOCK 33 FOLIO: 124348.0000
CASE NO: COD-25-0003162 NAME OF VIOLATOR: GEORGE KANTARAS/ TRUSTEE LOCATION OF VIOLATION: 2881 N 50TH ST, TAMPA, FL CODE SECTIONS: 22-60 22-8 LEGAL DESCRIPTION: FLORENCE VILLA LOTS 226 227 AND 228 LESS STATE RD FOLIO: 159388.0000
CASE NO: COD-25-0003207 NAME OF VIOLATOR: ANGELA DUNCAN LOCATION OF VIOLATION: 3216 E 10TH AVE, TAMPA, FL CODE SECTIONS: 19-231(11) 19-46 19-50 LEGAL DESCRIPTION: POWELL'S ADDITION E 36 FT OF LOT 13 AND LOT 14 BLOCK 2 FOLIO: 175772.0000
CASE NO: COD-25-0003427 NAME OF VIOLATOR: SHERYL L JACKSON LOCATION OF VIOLATION: 3622 SARAH ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: ROSS AND RANDALLS ADDITION TO TAMPA LOT 5 BLOCK 6 FOLIO: 172750.0000
CASE NO: COD-25-0003492 NAME OF VIOLATOR: SERGIO C ARELLANO AND ARACELY LOCATION OF VIOLATION: 1906 E NEW ORLEANS AVE, TAMPA, FL CODE SECTIONS: 19-231(11) (15)c LEGAL DESCRIPTION: PARRISH HOME LOT 4 FOLIO: 157524.0000
CASE NO: COD-25-0003556 NAME OF VIOLATOR: LANEY PETERSON LOCATION OF VIOLATION: 2312 N 52ND ST, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-50 LEGAL DESCRIPTION: OAK PARK ESTATES LOT 26 FOLIO: 160197.0000

CASES TO BE HEARD AT THE 1:00 P.M. HEARING
CASE NO: COD-25-0002739 NAME OF VIOLATOR: CHRISTOPHER LEE NAPIER LOCATION OF VIOLATION: 6615 N ORLEANS AVE, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.(e) LEGAL DESCRIPTION: RIVIERA SUBDIVISION N 1/2 OF LOT 53 FOLIO: 104013.0050
CASE NO: COD-25-0002770 NAME OF VIOLATOR: KATRINA L MILLER LOCATION OF VIOLATION: 1007 W WOODLAWN AVE, TAMPA, FL CODE SECTIONS: 27-326 27-290 27-326 LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 17 BLOCK 24 FOLIO: 167054.0000
CASE NO: COD-25-0003048 NAME OF VIOLATOR: CARMEN VENTURES LLC LOCATION OF VIOLATION: 3905 W CARMEN ST, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 15 BLOCK 14 FOLIO: 114561.0000
CASE NO: COD-25-0003151 NAME OF VIOLATOR: PRANAM QOZ LLC LOCATION OF VIOLATION: 2225 N RIDGEWOOD AVE, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.4 27-284.2.5 LEGAL DESCRIPTION: RIDGEWOOD PARK LOT 6 BLOCK E FOLIO: 183417.0000
CASE NO: COD-25-0003268 NAME OF VIOLATOR: KATHERINE MIKELL HODGE LOCATION OF VIOLATION: 109 S WOODLYNNE AVE, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: SOUTHERN PINES LOT 7 BLOCK 2 FOLIO: 116256.0000
CASE NO: COD-25-0003310 NAME OF VIOLATOR: TJRA INVESTMENTS LLC LOCATION OF VIOLATION: 1920 W SAINT JOHN ST, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: BOUTON AND SKINNER'S ADDITION TO WEST TAMPA LOT 4 BLOCK 15 FOLIO: 177605.0000
CASE NO: COD-25-0003311 NAME OF VIOLATOR: THANH LE AND DUC THI LOCATION OF VIOLATION: 1202 E BUSCH BLVD, TAMPA, FL CODE SECTIONS: 27-326 27-289.9 LEGAL DESCRIPTION: FAIRVIEW TERRACE LOTS 9 TO 16 INCL BLOCK 2 LESS SR 580 R/W FOLIO: 147107.0000
CASE NO: COD-25-0003327 NAME OF VIOLATOR: HELENE C MORBEL AND PHILAMAR LOCATION OF VIOLATION: 9602 BANYAN AVE, TAMPA, FL CODE SECTIONS: 27-156 27-156 (4-1) 27-326 27-156 LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 2 AND 3 BLOCK M FOLIO: 144134.0000
CASE NO: COD-25-0003337 NAME OF VIOLATOR: JOSEPH W AND GEETHA LOCATION OF VIOLATION: 9709 N NEBRASKA AVE, TAMPA, FL CODE SECTIONS: 27-326 27-289.9 LEGAL DESCRIPTION: CASTLE GARDENS LOTS 5 THRU 12 LESS W 17 FT THEREOF FOR RD R/W AND LOTS 17 18 19 AND LOTS 25 26 27 AND 28 FOLIO: 146001.0000
CASE NO: COD-25-0003352 NAME OF VIOLATOR: JEAN M YORE LOCATION OF VIOLATION: 6809 S ENGLEWOOD AVE, TAMPA, FL CODE SECTIONS: 27-283.11(a) 5 (b) LEGAL DESCRIPTION: CRESCENT PARK LOT 10 BLOCK 5 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON FOLIO: 136817.0100
CASE NO: COD-25-0003438 NAME OF VIOLATOR: JORGE VILLEGAS LOCATION OF VIOLATION: 7105 S SPARKMAN ST, TAMPA, FL CODE SECTIONS: 27-326 27-290 LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOT 3 AND E 5 FT CLOSED ALLEY ABUTTING ON W BLOCK 121 FOLIO: 138709.0000
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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

mal Determination of the Landward Extent of Wetlands and Other Surface Waters (File No. 29-0459796-001-FD) to James Nahas, c/o Aaron Molly, Meryman Environmental, Inc., located at 4480 Eagle Falls Place, Tampa, Florida 33619, for the property located in Section 6 & 7, Township 30 South, Range 22 East, Hillsborough County.

The Department's file is available online and can be accessed through the Department's Information Portal at: [https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&\[freeText\]=&\[folderName\]=&\[profile\]=Discovery_Comppliance%2BEnforcement_Legal%2BPermitting_Authorization&\[creator\]=&\[entityType\]=any&\[createdDateTo\]=&\[catalog=23\]&\[searchBy=Profile\]&\[sortBy=Received+Date\]&\[createdDate\]=&\[County\]=EQ_HILLSBOROUGH&\[District\]=EQ_SWD&\[Facility-Site+ID\]=EQ_ERP_459796\]&\[Application+Number\]=EQ_0459796001](https://depdms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&[freeText]=&[folderName]=&[profile]=Discovery_Comppliance%2BEnforcement_Legal%2BPermitting_Authorization&[creator]=&[entityType]=any&[createdDateTo]=&[catalog=23]&[searchBy=Profile]&[sortBy=Received+Date]&[createdDate]=&[County]=EQ_HILLSBOROUGH&[District]=EQ_SWD&[Facility-Site+ID]=EQ_ERP_459796]&[Application+Number]=EQ_0459796001).

If you have any questions or are experiencing difficulty viewing the electronic application, please reach out to Olivia O'Reilly at Olivia.oreilly@floridadep.gov.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal

or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency_clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the petitioner must be filed within 21 days of receipt of this notice. Petitions filed by any persons other than the petitioner, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or at agency_clerk@dep.state.fl.us, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

11/14/25LG 1T

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

Case No.: 25-DR-002336

Division: AP

OSIEL CALDERON CASTILLO,

Petitioner,

and

ELIANOR CASAS MAYEA,

Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT)

TO: ELIANOR CASAS MAYEA

Last known address: 201 Libertad Entre Padrecano y Paquito Espinosa

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 OSIEL CALDERON CASTILLO, whose address is 3450 Palencia Dr. Apt. 2204, Tampa, FL 33618, on or before 12/16/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: 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 Cir-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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

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

Dated November 10, 2025

Victor D. Crist, Clerk of Circuit Court

Hillsborough County Courthouse

800 E. Twiggs St., Tampa, FL 33602

By: /s/ Mary Glover

Deputy Clerk

11/14-12/5/25LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003776

Division A

IN RE: ESTATE OF

JEANNE L. WILBERT

a/k/a Jeanne Lynn Wilbert,

Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Jeanne L. Wilbert a/k/a Jeanne Lynn Wilbert, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 the first publication of this notice is November 14, 2025.

Personal Representative:

Karen Roselli

2322 Brookfield Greens Cir.

Sun City Center, FL 33573

Attorney for Personal Representative:

Robert H. Mohr

Florida Bar No. 0211575

Law Office of Robert H. Mohr

137 S. Pebble Beach Blvd., Suite 100

Sun City Center, FL 33573

Telephone: (813) 634-5500

office@roberthmohr.com

11/14-11/21/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 25-CP-003643

Division A

IN RE: ESTATE OF

VELIA GARCIA TRICE

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 Velia Garcia Trice, deceased, File Number 25-CP-003643, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601; that the decedent's date of death was September 10, 2025; that the total value of the estate is \$53,413.88 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
James H. Trice	1805 Lake Chapman Dr. Unit 101 Brandon, Florida 33510
Troy N. Trice	717 Milliford Place Brandon, Florida 33511

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is November 14, 2025.

Person Giving Notice:

/s/ Troy N. Trice

Troy N. Trice

717 Milliford Place

Brandon, Florida 33511

Attorney for Person Giving Notice:

/s/ Leighton J. Hyde

Leighton J. Hyde

Florida Bar No. 106018

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Email Addresses:

lhyde@hydelawoffice.com

leighntonjhyde@gmail.com

The Law Office of Leighton J. Hyde, P.A.

14016 Spector Road

Lithia, Florida 33547

11/14-11/21/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003014

Division Probate

IN RE: ESTATE OF

ROWLAND J. LEE

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rowland J. Lee, deceased, whose date of death was May 25, 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 November 14, 2025.

Personal Representative:

Kara Evans

4631 Van Dyke Road

Lutz, Florida 33558

Attorney for Personal Representative:

Kara Evans, Attorney

Florida Bar Number: 381136

4631 Van Dyke Road

Lutz, Florida 33558

Telephone: (813) 758-2173

Fax: (813) 926-6517

E-Mail: kara@karaevansattorney.com

Secondary E-Mail: evanskeene@aol.com

11/14-11/21/25LG 2T

NOTICE OF SALES

HYATT AUTO REPAIR SERVICES LLC 1209 Old Hopewell Rd # D, Tampa, FL 33619 (HILLSBOROUGH COUNTY) WILL SELL AT RESERVED PUBLIC SALE AT 9:00 AM NOV 23, 2025 THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2007 HINO 268 VIN# 5PVDJ8JT872S50-420 Amount to redeem: \$14,617.69

1980 CHEV TK VIN# CPM32A3310072 Amount to redeem: \$17,500.00

2002 HONDA ACCORD VIN# 1HGC656-662A089492 Amount to redeem: \$3,918.75

11/14/25 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/07/2025 at 8:00am the following vessel(s) may be sold at public sale at 6120 Jensen Rd, Tampa, FI 33619 for the amount owed on each vessel to satisfy the lien for repairs, service and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. VIN# MRKF2588H788 1988 MAKO \$2,245.00. The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: Troys Auto Services LLC. Lienor Address: 6120 Jensen Rd, Tampa, FI 33619 (Hillsborough County). Lienor telephone # (813) 671-9364, MV License #: MV113312. Location of Vessel: 6120 Jensen Rd, Tampa, FI 33619 (Hillsborough County). The customer or person claiming an interest, or a lien, may redeem the vessel by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a vessel may file a demand for a hearing with the Clerk of Court in Hillsborough County where the vessel is held to determine whether the vessel has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vessel may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. 11/05/2025

11/14/25 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

BW

Owner: Binary World LLC

2205 Davis St.

Tampa, FL 33605

11/14/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the under-signed intend(s) to register with the Florida Depart-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

ment of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

RELICS GATE STUDIOS

Owner: Michael C. Riley Jr.

823 Wiltonway Dr

Plant City, FL 33563

11/14/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

TAMPA BAY DIRECTORY

Owner: Jason Demetrius Denis

8870 N Himes Ave #401

Tampa, FL 33614

11/14/25LG 1T

NOTICE OF ADMINISTRATIVE COMPLAINT

HILLSBOROUGH COUNTY

To: NISEEHM J. TILLERY

Case: CD202506631/D 3410346/3503132

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.

11/14-12/5/25LG 4T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-027919, DIVISION P NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,

vs.

MARJAN H. SHIRAZI, a married person,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 20, 2025 by the County Court of Hillsborough County, Florida, the property described as:

CONDOMINIUM UNIT 12A-4 OF NORTH BAY VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3595, PAGE 385, OF THE PUBC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 6312 Newtown Circle #A4, Tampa, FL 33615.

will be sold by the Hillsborough County Clerk at public sale on **December 12, 2025 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

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

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

/s/Charles Evans Glausier

Charles Evans Glausier, Esquire

Florida Bar No.: 37035

cglausier@glausiernknight.com

GLAUSIER KNIGHT JONES, PLLC

400 N. Ashley Drive, Suite 2020

Tampa, FL 33602

Telephone No.: (813) 440-4600

Attorneys for Plaintiff

11/14-11/21/25LG 2T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT

IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

Case No. 25-CC-027585

THE EAGLES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation,

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY Division: A IN RE: ESTATE OF JOHN JOSEPH MULDOWNEY, Deceased. NOTICE TO CREDITORS The administration of the estate of JOHN JOSEPH MULDOWNEY, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: Eileen Pilkowski 232 Ashland Drive Centerville, MD 21617 Attorney for Personal Representative: Eileen D. Jacobs, Esq. Florida Bar # 305170 P.O. Box 14953 Clearwater, FL 33766-4953 Telephone: (813) 877-9600 edjacobs@att.net 11/14-11/21/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002887 Division Probate IN RE: ESTATE OF JULIE S. TOMLIN Deceased. NOTICE TO CREDITORS The administration of the estate of Julie S. Tomlin, deceased, whose date of death was June 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this	HILLSBOROUGH COUNTY 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 November 14, 2025. Personal Representative: Jody L. Tomlin 15407 Summerwind Dr. Tampa, Florida 33624 Attorney for Personal Representative: Ydelmis Cutino Florida Bar No. 1054650 E-mail Addresses: ycutino@gilbertgrouplaw.com, emailservice@gilbertgrouplaw.com Gilbert Garcia Group, P.A. 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 968-9237 11/14-11/21/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2024-CP-001323 IN RE: ESTATE OF ROBERT EDWARD SUTORUS, Deceased. AMENDED NOTICE TO CREDITORS The purpose of this amendment is to correct the case number and republish this Notice to Creditors. The administration of the estate of ROBERT EDWARD SUTORUS, deceased, whose date of death was February 28, 2024, and whose social security number is XXX-XX-3359, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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	HILLSBOROUGH COUNTY 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 November 14, 2025. Personal Representative: /s/ Elizabeth Budden ELIZABETH BUDDEN Attorney for Personal Representative: /s/ O. Reginald Osenton O. Reginald Osenton, Esq. Florida Bar Number: 693251 Osenton Law, P.A. 3433 Lithia Pinecrest Road PMB 324 Valrico, FL 33596 (813) 776-1282 oro@osentonlaw.com 11/14-11/21/25LG 2T IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-041127 WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff, vs. CLARICE G. CAVALIER and ANGELA M. CAVALIER, Defendant. NOTICE OF ACTION TO: CLARICE G. CAVALIER 2705 Forest Club Drive Plant City, FL 33566 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida: Lot 38, of WALDEN LAKE, UNIT 26, according to the Plat thereof, as recorded in Plat Book 60, at Page 15-1 through 15-10, inclusive, of the Public Records of Hillsborough County, Florida. A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 12/11/2025 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 to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 5th day of November, 2025. Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602	HILLSBOROUGH COUNTY By: /s/ Jennifer Taylor Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff BIR File: 008943.00851 11/14-11/21/25LG 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY LAW DIVISION Case No: 25-DR-011925 Division: E In Re: The Matter of: ISAIHA REEVES, Petitioner, and MARY WANJIRU NGANGA, Respondent. SECOND AMENDED NOTICE OF ACTION TO LEGAL MOTHER TO: MARY WANJIRU NGANGA Last known address: 3609 Palm Crossing Drive, Apt 204, Tampa, FL 33613 YOU ARE NOTIFIED that an action to establish paternity has been filed against you in the above-referenced case, and that you are required to serve a copy of your written defenses, if any, on or before December 11, 2025, to: GEOFFREY R. COX, ESQUIRE, attorney for Petitioner/Father, ISAIHA REEVES, at: 29140 Chapel Park Drive, Wesley Chapel, FL 33543, and file the original with the clerk of this Court at physical address: 800 East Twiggs Street, Room 101, Tampa, Florida, 33602, or mailing address: P.O. Box 3450, Tampa, Florida 33601, 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 motion. 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. Dated 11/5/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk Cox & Associates, Attorneys at Law, P.A. 11/14-12/5/25LG 4T IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 25-DP-458 DIVISION: C IN THE INTEREST OF: K.M. MINOR CHILD DOB: 6/3/2025 NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: Tiffany Metevia Headings, address unknown Kacey Headings, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate	HILLSBOROUGH COUNTY your parental rights and permanently commit the following child for adoption: K.M. born on 6/3/2025. You are hereby commanded to appear on January 5, 2026, at 11:30 AM before the Honorable General Magistrate Tracy Ellis, courtroom 313 at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. 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 6th day of November, 2025. Victor D. Crist, Clerk of Court By: /s/ Santiago Zambrano 11/14-12/5/25LG 4T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA File No. 04-CP-002633 Division: A IN RE: ESTATE OF CLEOTA E. WHITE Deceased. NOTICE OF ACTION FOR SUMMARY ADMINISTRATION TO: CAROLYN NIX THE ESTATE OF CLEOTA E. WHITE Address Unknown YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Cleota E. White where you are named as a beneficiary. You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC c/o Justin T. Moonray, Esq. 1032 E Brandon Blvd #9933 Brandon, Florida 33511 on or before 12/15/2025, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E Twiggs St, Tampa, FL 33602, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration. WITNESS my hand and seal of this Court on 11/6/2025. Signed on 5/21/2025 Victor D. Crist As Clerk of the Court By: s/ Ryan Marsh As Deputy Clerk 11/14-12/5/25LG 4T IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION CASE NO.: 25-CC-022410 SYNERGY RENTS, LLC, a Florida limited liability company, Plaintiff, vs. PIPELINE CONSTRUCTION, LLC, a Florida limited liability company, CHRISTOPHER LEE, jointly and severally, Defendants. NOTICE OF ACTION TO: CHRISTOPHER LEE 1313 East 33rd Ave, Tampa, FL 33603 YOU ARE HEREBY NOTIFIED that an action for breach of contract/debt owing has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before December 10, 2025, to Shannon L. Hunter, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to 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. This Notice shall be published once a week for four (4) consecutive weeks in La Gaceta. WITNESS my hand and seal at Hillsborough County, Florida this 6th day of November, 2025. Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs Street, Tampa, FL 33601 By: /s/ Jennifer Taylor Deputy Clerk Holcomb & Leung, P.A. 11/14-12/5/25LG 4T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003686 IN RE: ESTATE OF LEONARD HUGH MARKS A/K/A LEONARD H. MARKS Deceased. NOTICE TO CREDITORS The administration of the estate of Leonard Hugh Marks a/k/a Leonard H. Marks, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this 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
HILLSBOROUGH COUNTY All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 November 7, 2025. Personal Representative: /s/ Helene Marks 14020 Shady Shores Drive Tampa, Florida 33613 Attorney for Personal Representative: /s/ L. Tyler Yonge, Attorney Florida Bar Number: 98179 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: tyler@dwyfirm.com Secondary E-Mail: amry@dwyfirm.com 11/7-11/14/25LG 2T IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-030695 CHEVAL PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. IJK VENTURES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Defendants. NOTICE OF ACTION TO: IJK VENTURES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 18726 Wimbledon Circle, Lutz, FL 33602 1138 Douglas Ave, Burlingame, CA 94010 YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property: Unit 18726, CHEVAL TENNIS VILLAGE CONDOMINIUM II, a condominium, together with the undivided share in the common elements, according to the Declaration of Condominium recorded in Official Records Book 5706, page 1547, and as amended from time to time, and in condominium Plat Book 12, Page 57, of the Public Records of Hillsborough County, Florida. Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/8/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition. DATED on October 31, 2025. Victor D. Crist As Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: s/ Patricia Corbin Deputy Clerk Michelle T. Reiss, Esquire Florida Bar No. 36993 APPLETON REISS, PLLC 215 N. Howard Avenue, Suite 200 Tampa, Florida 33606 (813) 542-8888 Attorneys for Plaintiff 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-010423 DIVISION: C MARISEL CRUZ, Plaintiff, v. CARLOS RUBEN GUZMAN, Defendant. NOTICE OF ACTION TO: CARLOS RUBEN GUZMAN, whose residence is unknown, and all parties claiming interests by, through, under, or against the Defendant named herein, and all parties having or claiming to have any right, title, or interest in the property described below. YOU ARE NOTIFIED that an action to quiet title to the following real property in Hillsborough County, Florida, has been filed against you: Legal Description: UNIT 4030A, BUILDING 5, OF CORTEZ OF CARROLLWOOD, ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED JULY 9, 1979, RECORDED IN OFFICIAL RECORDS BOOK 3543, PAGE 86, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 4030 Cortez Drive, Apartment A, Tampa, Florida 33614. You are required to serve a copy of your written defenses, if any, to it on Marisel Cruz, Pro Se Plaintiff, whose address is 4030 Cortez Drive, Apartment A, Tampa, FL 33614, on or before 28 days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff or immediately thereafter; otherwise, a default may be entered against you for the relief demanded in the complaint. This notice shall be published once each week for four (4) consecutive weeks in La	HILLSBOROUGH COUNTY Gaceta Newspaper, a newspaper published in Hillsborough County, Florida. DATED this 4th day of November, 2025. /s/ Marisel Cruz Marisel Cruz, Pro Se Plaintiff 4030 Cortez Drive, Apartment A Tampa, FL 33614 Telephone: (813) 422-3233 Email: kyanilobo@aol.com 11/7-11/28/25LG 4T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003727 Division W IN RE: ESTATE OF BRIAN L. PINKER, A/K/A BRIAN LANCE PINKER Deceased. NOTICE TO CREDITORS The administration of the estate of Brian L. Pinker, a/k/a Brian Lance Pinker, deceased, whose date of death was October 5, 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 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 November 7, 2025. Personal Representative: Virginia E. Pinker 15005 Dead River Road Thonotosassa, Florida 33592 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 11/7-11/14/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002077 Division U IN RE: ESTATE OF KATHRYN E. LANE Deceased. NOTICE TO CREDITORS The administration of the estate of KATHRYN E. LANE, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 November 7, 2025. Personal Representative: /s/ John D. Davis John D. Davis 6352 Bridgecrest Dr. Lithia, Florida 33547 Attorney for Personal Representative: /s/ Mary G. McDermott Mary Greenwood McDermott, Esq. Florida Bar Number: 612456 Brandon Family Law Center, LLC 710 Oakfield Dr., Ste 254	HILLSBOROUGH COUNTY Brandon, Florida 33511 Telephone: (813) 653-1744 Fax: (813) 654-6830 E-Mail: service@brandonfamilylaw.com Sec E-Mail: mary@brandonfamilylaw.com 11/7-11/14/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2192 Division A IN RE: ESTATE OF WILNA MARIE CARLSON Deceased. NOTICE TO CREDITORS The administration of the estate of WILNA MARIE CARLSON, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 November 7, 2025. Personal Representative: /s/ Kris Carlson Kris Carlson 1402 Shadow Creek Pl. Brandon, Florida 33510 Attorney for Personal Representative: /s/ Mary G. McDermott Mary Greenwood McDermott, Esq. Attorney Florida Bar Number: 612456 Brandon Family Law Center, LLC 710 Oakfield Dr., Ste 254 Brandon, Florida 33511 Telephone: (813) 653-1744 Fax: (813) 654-6830 E-Mail: service@brandonfamilylaw.com Sec E-Mail: mary@brandonfamilylaw.com 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION Case: 25-CP-003186 IN RE: ESTATE OF FRANCISCO E. RAMONES MENDOZA Deceased. NOTICE TO CREDITORS The administration of the estate of Francisco Emiliano Ramones Mendoza, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 800 E. Twiggs Street, Room 101, 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 November 7, 2025. Personal Representative: /s/ Scarlet Andreina Mendoza Attorney for Personal Representative: /s/ Laura M. Gallo Laura M. Gallo, Esq. Gallo Law, P.A. 2815 W. Waters Ave. Tampa, FL 33614 (813) 530-8009 www.gallolawfi.com 11/7-11/14/25LG 2T	HILLSBOROUGH COUNTY IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-021956, DIVISION O RUSSELLWOOD CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. MICHAEL LEWIS LEE, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 21, 2025 by the County Court of Hillsborough County, Florida, the property described as: Condominium Parcel Unit C-221, of RUSSELLWOOD, A CONDOMINIUM, according to the Plat thereof recorded in Condominium Plat Book 3, Page 43 et seq. and being further described in that certain Declaration of Condominium recorded in Official Records Book 3807, Page 1312 through 1389, inclusive, together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made and together with 1/223% undivided interest or share in the common elements appurtenant thereto, all as recorded in the Public Records of Hillsborough County, Florida. PROPERTY ADDRESS: 709 Russell Lane #221, Brandon, FL 33510. will be sold by the Hillsborough County Clerk at public sale on December 12, 2025 at 10:00 A.M., electronically online at http://www.hillsborough.realforeclose.com. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 Attorneys for Plaintiff 11/7-11/14/25LG 2T NOTICE OF SUSPENSION HILLSBOROUGH COUNTY To: VAUGHNDELL K. MILLER Case No.: CD202510103/D 3418041 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. 11/7-11/28/25LG 4T IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-003080 IN RE: ESTATE OF MARGARET ANN HILL, Deceased. NOTICE TO CREDITORS The administration of the estate of Margaret Ann Hill, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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. 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 November 7, 2025. Personal Representative: Carol Hilliard 1909 Oak Creek Circle, Apt. 102 Lutz, FL 33549 Attorney for Personal Representative: Marley Dodd, Esq. Florida Bar No. 1058457 Brice Zoecklein, Esq.	HILLSBOROUGH COUNTY 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 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-003713 IN RE: ESTATE OF GLADYS LOUISE GRANT, Deceased. NOTICE TO CREDITORS The administration of the Estate of Gladys Louise Grant, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. That 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. 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 first date of publication is November 7, 2025. Personal Representative: Eloise McAllister 1400 Old Bartow Eagle Lake Rd #3103 Bartow, Florida 33830 Attorney for Personal Representative: Brice Zoecklein, Esq. Email Address: brice@zoeckleinlawpa.com Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511 11/7-11/14/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-003589 Division: B IN RE: ESTATE OF AMBAR CARRILLO Deceased. NOTICE TO CREDITORS The administration of the estate of AMBAR CARRILLO, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal 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. 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 November 7, 2025. Personal Representatives: JOSE MARIA MANUEL HERNANDEZ 249 Villa Luna Lane Lutz, FL 33549 JASMINE S. BOGARD 5147 Maria Drive Panama City, FL 32404 Attorney for Personal Representatives: Paul J. Monsanto, Esq. Florida Bar Number: 1025961 26852 Tanic Drive, Suite 102 Wesley Chapel, FL 33544 Telephone: (813) 997-5290 E-Mail: paul@pjmattoorneys.com 11/7-11/14/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-003697 Division: B (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY IN RE: ESTATE OF JAMES S. MCFARLAND, III, Deceased. NOTICE TO CREDITORS The administration of the estate of JAMES S. MCFARLAND, III, deceased, whose date of death was August 21, 2025, and whose social security number is xxx-xx-6896 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE 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 November 7, 2025. Personal Representative: ELISABETH MCFARLAND KUHLMAYER Attorney for Personal Representative: Daniel M. Coton, Esquire TRINKLE REDMAN, P.A. 121 North Collins Street Plant City, Florida 33563 Telephone: (813) 752-6133 Florida Bar Number: 857335 Attorney for Petitioner 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003684 Division A IN RE: ESTATE OF CAROL U. MATTHEWS, A/K/A CAROL URRUTIA MATTHEWS Deceased. NOTICE TO CREDITORS The administration of the estate of Carol U. Matthews, a/k/a Carol Urrutia Matthews, deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 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 November 7, 2025. Personal Representative: Yvonne Kennedy 9916 Stockbridge Dr. Tampa, Florida 33626 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 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-012827 GENERAL CIVIL DIVISION: Freedom Mortgage Corporation Plaintiff(s), v. JESSICA DIANE BRUBAKER, DAVID GLENN COLVIN JR., UNKNOWN SPOUSE OF JESSICA DIANE BRUBAKER, UNKNOWN SPOUSE OF DAVID GLENN COLVIN JR., SHELLPOINT COMMUNITY 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. 23-CA-012827, of the Circuit	HILLSBOROUGH COUNTY Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JESSICA DIANE BRUBAKER; DAVID GLENN COLVIN JR.; UNKNOWN SPOUSE OF DAVID GLENN COLVIN JR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; SHELL POINT COMMUNITY ASSOCIATION, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY 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 10:00A.M. on the 13th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: Lot 228, of Shell Cove Phase 1, according to the plat thereof, as recorded in Plat Book 137, Page 58, of the Public Records of Hillsborough County, Florida. 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 28th 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 11080-1023784 IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-3783 DIVISION B Florida Bar #898791 IN RE: ESTATE OF CHAD DUANE DUNCAN, Deceased. NOTICE TO CREDITORS The administration of the estate of CHAD DUANE DUNCAN, deceased, Case Number 25-CP-3783, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below. That the personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. All creditors of decedent and other persons, who have claims or demands against decedent's estate, including 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is November 7, 2025. Personal Representative: MELISSA DUNCAN 1011 Emerald Drive Brandon, FL 33511 Attorney for Personal Representative: Dawn M. Chapman, Esq. LEGACY LAW OF FLORIDA, P.A. Email: info@legacylawoffl.com Secondary Email: dawn@legacylawoffl.com 205 N. Parsons Avenue Brandon, FL 33510 813/643-1885 11/7-11/14/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-015070 HERON PARK VILLAS HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. BRETT RAY, Defendant. NOTICE OF ACTION	HILLSBOROUGH COUNTY TO: BRETT RAY 5814 Heronpark Place, Lithia, FL 33547 5806 Heronpark Place, Lithia, FL 33547 4303 River Close Blvd., Valrico, FL 33596 YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property: LOT 20, BLOCK 7, OF FISHHAWK RANCH PHASE 2, PARCEL D, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/8/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's at-	HILLSBOROUGH COUNTY torney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition. DATED on October 31, 2025. Victor D. Crist As Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: s/ Patricia Corbin Deputy Clerk Michelle T. Reiss, Esquire Florida Bar No. 36993 APPLETON REISS, PLLC 215 N. Howard Avenue, Suite 200 Tampa, Florida 33606 (813) 542-8888 Attorneys for Plaintiff 11/7-11/14/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION	HILLSBOROUGH COUNTY CASE NO.: 25-CC-033710 FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. DAVID SALMON, Defendant. NOTICE OF ACTION TO: DAVID SALMON 6163 Kiteridge Drive, Lithia, FL 33547 6119 Vireordige Drive, Lithia, FL 33547 18803 Dorman Road, Lithia, FL 33547 YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property: Lot 11, Block 14, FISHHAWK RANCH PHASE 1 UNIT 6, according to the Map or Plat thereof, as recorded in Plat Book 86, Page 25, of the Public Records of Hillsborough County, Florida. Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS,

NOTICE OF PROPOSED APPROVAL OF A SECOND AMENDMENT TO CAMPUS DEVELOPMENT AGREEMENT BETWEEN THE UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES AND THE CITY OF TAMPA PURSUANT TO SECTION 1013.30, FLORIDA STATUTES

The City of Tampa proposes to approve a Second Amendment to Campus Development Agreement between the University of South Florida Board of Trustees (“USF”) and the City of Tampa (“Amended Development Agreement”) regarding the property generally described as lands comprising the University of South Florida Tampa Campus and associated properties, bounded approximately by Fowler Avenue to the south, Fletcher Avenue to the north, 30th Street to the west, and 50th Street to the east, including lands located easterly of 46th Street. This property includes the USF Golf Course, and the USF Forest Preserve, extending easterly along the north side of Fletcher Avenue with approximately the same depth as the golf course, to and including the USF Riverfront Park, which is bounded on the east by the Hillsborough River (“Property”).

Public hearings will be held on December 4, 2025, at 10:30 a.m., and on December 18, 2025, at 10:30 a.m., in City Council Chambers located at 315 E. Kennedy Blvd., Third Floor, City Hall, Tampa, Florida 33602, at which public hearings all parties in interest and citizens may appear and be heard as to any and all matters pertinent to the proposed Amended Development Agreement.

The proposed Amended Development Agreement for the Property would allow the following to be constructed on the Property: 1,723,269 gross square feet (“GSF”) of academic use (as previously approved), 683,566 GSF of support use (as previously approved), 11,200 parking spaces (as previously approved), 2,580,384 GSF of medical use (as previously approved), 3,627 net beds (an increase from 2,526 net beds as previously approved), 546,800 GSF of sports and recreation use (as previously approved), and 51,000 outdoor seats (an increase from 16,000 seats as previously approved), with a proposed maximum building height of 120 feet, subject to the terms and conditions of the Amended Development Agreement.

A copy of the proposed Amended Development Agreement may be inspected by the public in the office of the City Clerk, 315 E. Kennedy Blvd., Third Floor, City Hall, Tampa, Florida 33602, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays.

Please note that if any person decides to appeal any decision made by the City Council with respect to any matter considered at the meeting or hearing, they will need a record of the proceedings, and that, for such purpose, will need to ensure that a verbatim record of the proceedings in made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (“ADA”) and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at https://tampa.gov/ADAResult.

The Property is legally described as follows:

KEY (See Map)

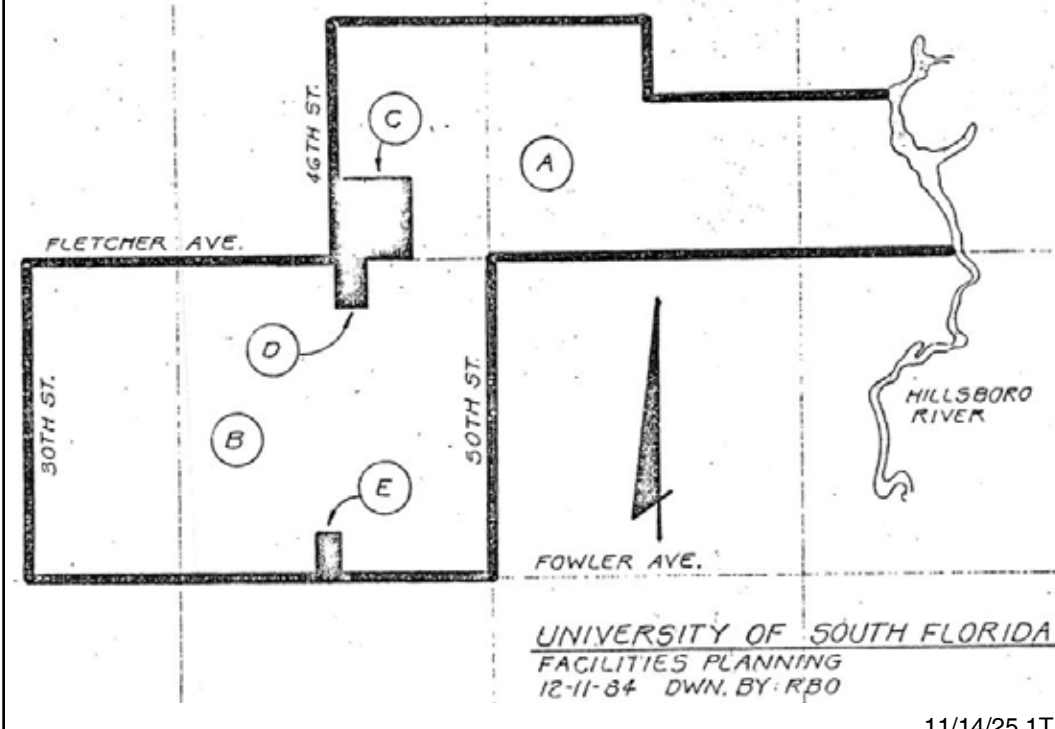
(A) The S½ of Government Lots 1 and 2; the E½ of the SE¼; the NW¼ of the SE¼, all in Section 4; the S½ of Government Lots 3 and 4; and the SW¼ and the SE¼, all in Section 3; and all that part of the S½ of Section 2, lying West of the Hillsborough River; all of the above described lands being in Township 28 South, Range 19 East, LESS the South 50 feet of the SW¼ lying West of Hillsborough River in Section 2; the South 50 feet of the S½ of Section 3; the South 50 feet of the SE¼ of Section 4, all in Township 28 South, Range 19 East, heretofore conveyed to the County of Hillsborough, a Political Subdivision of the STATE OF FLORIDA, for the use and benefit of the Road Department of Hillsborough County,

(B) The East Half (E½) of Section 8 and all of Section 9 in Township 28 South, Range 19 East, less Lots 7, 8 and 56a of TEMPLE TERRACES, according to plat thereof recorded in the public land records of Hillsborough County, Florida, and less a right-of-way 100 ft. wide around the perimeter boundaries of the East Half of said Section 8 and Section 9 reserved for public road purposes;

(C) The Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Four (4), Township Twenty-Eight (28) South, Range Nineteen (19) East;

(D) Tracts 7 and 8 of TEMPLE TERRACES as recorded in Plat Book 25, page 59 of public records of Hillsborough County, Florida, in Section 9, Township 28 South, Range 19 East, LESS a right-of-way 100 feet wide on the North boundary of said tracts;

(E) Tract 56-A of TEMPLE TERRACES as recorded in Plat Book 25, page 59 of public records of Hillsborough County, Florida, in Section 9, Township 28 South, Range 19 East, LESS State Road right-of-way of Fowler Avenue and 46th Street.



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ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/8/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 31, 2025.

Victor D. Crist
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: s/ Patricia Corbin
Deputy Clerk
Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

11/7-11/14/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 25-CC-035024
VILLAGES OF BLOOMINGDALE CONDOMINIUM NO. 10, A CONDOMINIUM, Plaintiff,
vs.
JAIME GALEAS AND MARIA GALEAS, Defendants.

NOTICE OF ACTION

TO: JAIME GALEAS
9541 Newdale Way, Unit 102
Riverview, FL 33578
YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property:

Unit No. 67104 of Villages of Bloomingdale Condominium No. 10, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 17164, Page 1418, as affected by Amendments to Declaration of Condominium for Villages of Bloomingdale Condominium No. 10, recorded in O.R. Book 17170, Page 586 no O.R. Book 17170, Page 686, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 22, Page 232, Public Records of Hillsborough County, Florida; together with an undivided interest in the common elements appurtenant thereto.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/4/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 29, 2025.

Victor D. Crist
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: s/ Patricia Corbin
Deputy Clerk
Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

11/7-11/14/25LG 2T

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.: **1252850000**
Certificate No.: **2023 / 11483**
File No.: **2025-859**
Year of Issuance: **2023**
Description of Property:
BEL MAR REVISED UNIT NO 7 LOTS 153 AND 154 LESS R/W
PLAT BK / PG: 25 / 6
SEC - TWP - RGE: 33 - 29 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
NADIME M CANFUX
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) 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 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

11/7-11/28/25LG 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.: **1471650100**
Certificate No.: **2023 / 12801**
File No.: **2025-863**
Year of Issuance: **2023**
Description of Property:
FAIRVIEW TERRACE LOT 8 BLOCK 10
PLAT BK / PG: 11 / 55
SEC - TWP - RGE: 19 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:

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HILLSBOROUGH COUNTY

SAMUEL THOMAS TORRES
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) 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 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

11/7-11/28/25LG 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.: **0370960500**
Certificate No.: **2023 / 3565**
File No.: **2025-866**
Year of Issuance: **2023**
Description of Property:
STONE CREEK POINTE A CONDOMINIUM UNIT 520 AND AN UNDIV INT IN COMMON ELEMENTS
PLAT BK / PG: 21 / 60
SEC - TWP - RGE: 10 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
HAROLD GIRALDO
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) 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 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

11/7-11/28/25LG 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.: **0760940000**
Certificate No.: **2023 / 7460**
File No.: **2025-867**
Year of Issuance: **2023**
Description of Property:
BYARS RIVERVIEW ACRES REVISED
PLAT OF LOT 9 BLOCK 4
PLAT BK / PG: 33 / 4
SEC - TWP - RGE: 18 - 30 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
DANA CONSTRUCTION INC
All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) 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 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

11/7-11/28/25LG 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.: **0852250050**
Certificate No.: **2023 / 8942**
File No.: **2025-871**
Year of Issuance: **2023**
Description of Property:
A PORTION OF NW 1/4 OF NW 1/4 DESC AS FOLLOWS COM AT NE COR OF NW 1/4 OF NW 1/4 OF NW 1/4 THN S 00 DEG 91 MIN 37 SEC W 25 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN W 20 FT TO POB THN S 00 DEG 01 MIN 37 SEC W 236.51 FT THN S 54 DEG 35 MIN 56 SEC W W 141.14 FT THN S 63 DEG 01 MIN 59 SEC W 561.49 FT TO A PT ON ELY R/W LINE OF FORBES RD THN N 00 DEG 03 MIN 20 SEC E 377.85 FT THN E 450 FT THN N 00 DEG 03 MIN 20 SEC E 195 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN E 165.03 FT TO POB
SEC - TWP - RGE: 14 - 29 - 21
Subject To All Outstanding Taxes

Name(s) in which assessed:
MANUEL REYNOSO-SANDOVAL

All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet

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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 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

11/7-11/28/25LG 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.: **0863087722**
Certificate No.: **2023 / 9072**
File No.: **2025-872**
Year of Issuance: **2023**
Description of Property:
COPPER RIDGE TRACT B1 LOT 20 AND A PORTION OF LOT 19 DESC AS FOLLOWS BEG AT PT COMMON TO LOTS 19 & 20 AND THE SW R/W OF CREST TOP TRAIL THN S 37 DEG 43 MIN 24 SEC W 115 FT THN 4.17 FT ALG THE ARC OF THE CURVE TO THE LEFT W/RAD OF 165 FT CHD BRG N 52 DEG 54 MIN 50 SEC W 4.17 FT THN N 39 DEG 47 MIN 50 SEC E 115 FT TO POB BLOCK C
PLAT BK / PG: 81 / 3
SEC - TWP - RGE: 29 - 29 - 21
Subject To All Outstanding Taxes

Name(s) in which assessed:
MOHAMMED HIJAZ ASHLEY HIJAZ

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) 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 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

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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.: **0875381280**
Certificate No.: **2023 / 9239**
File No.: **2025-873**
Year of Issuance: **2023**
Description of Property:
RIVER HILLS COUNTRY CLUB PHASE IIIB PARCEL 10 LOT 35 BLOCK 15
PLAT BK / PG: 71 / 34
SEC - TWP - RGE: 09 - 30 - 21
Subject To All Outstanding Taxes

Name(s) in which assessed:
LAND TRUST CAPITAL LLC / TRUSTEE

LAND TRUST CAPITAL, LLC, AS TRUSTEE 3208 FOX SQUIRREL RESIDENTIAL LAND TRUST

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) 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 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk

11/7-11/28/25LG 4T

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

PROBATE DIVISION
File No. 2025-CP-002207
Division O

IN RE: ESTATE OF
TERRY LEE LATTIMORE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Terry Lee Lattimore, deceased, whose date of death was October 22, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, 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

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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 November 7, 2025.

Personal Representative:
Jennifer Sellers
3625 New Jersey Road, Apt. 176
Lakeland, Florida 33803
Attorney for Personal Representative:
Aaron W. Saoud, Esquire
Florida Bar Number: 096124
AWS LAW FIRM
2202 N. Westshore Boulevard, Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: attorney@awslaw.org
Secondary E-Mail: service@awslaw.org

11/7-11/14/25LG 2T

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

PROBATE, GUARDIANSHIP AND TRUST DIVISION
Case No. 25-CP-003817
Division A

IN RE: THE ESTATE OF
EDNA MARGARET ALLAN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EDNA MARGARET ALLAN, deceased, Case Number 25-CP-003817, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. 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 the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served, 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 having 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 November 7, 2025.

Personal Representatives:
JERRY NATHAN PASCHALL
371 Aberdeen Road
Vernon, Alabama 35592
JIMMY CRANDALL PASCHALL
5811 N. Cherokee Avenue
Tampa, Florida 33604
Attorney for Personal Representatives:
Susan G. Haubenstock, Esquire
Florida Bar No. 118869
238 East Davis Boulevard, Suite 208
Tampa, Florida 33606
Telephone: (813) 259-9955
susan@sghlawoffice.com

11/7-11/14/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

COUNTY CIVIL DIVISION
CASE NO.: 2024-CC-058834
BRUSSELS BAY HOMEOWNERS ASSOCIATION, INC., Plaintiff,

vs.
HILLSBOROUGH BAY 33578 TRUST, DERIVATIVE HOLDINGS B7, LLC, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order Directing Clerk to Reset Foreclosure Sale and Disburse Sale Deposit to Plaintiff entered in this cause on October 26, 2025 by the County Court of Hillsborough County, Florida, the property described as:

LOT 9, BLOCK D, OF BRUSSELS BOY PHASES III & IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 170, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on December 19, 2025.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance.

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HILLSBOROUGH COUNTY

ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/ Michelle T. Reiss
Michelle T. Reiss, Esquire
Florida Bar No: 36993
mreiss@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

11/7-11/14/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 25-CC-024086, DIVISION I
BROOKFIELD NEIGHBORHOOD ASSOCIATION, INC., Plaintiff,

vs.
INVESTMENT PROPERTY SERVICES OF TAMPA BAY, LLC, a Florida limited liability company, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 30, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 9, Block 1, HUNTER'S GREEN PARCEL 19 PHASE 1, according to the map or plat thereof, as recorded in Plat Book 74, Page(s) 45-1 through 45-4, inclusive, of the Public Records of Hillsborough County, Florida.
PROPERTY ADDRESS: 18110 Courtney Breeze Way, Tampa, FL 33647.

will be sold by the Hillsborough County Clerk at public sale on **December 19, 2025 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

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

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

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

11/7-11/14/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: 25-CC-027919, DIVISION P
NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff,

vs.
MARJAN H. SHIRAZI, a married person, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 20, 2025 by the County Court of Hillsborough County, Florida, the property described as:

CONDOMINIUM UNIT 12A-4 OF NORTH BAY VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3595, PAGE 385, OF THE PUBUC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.
PROPERTY ADDRESS: 6312 Newtown Circle #A4, Tampa, FL 33615.

will be sold by the Hillsborough County Clerk at public sale on **December 12, 2025 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

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

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

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

11/7-11/14/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY Defendant(s). NOTICE OF SALE Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-071532, that resulted from the Final Hearing on or about October 30, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-071532 on about October 30, 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 1, Block 2, South Fork Unit 8, according to the Plat thereof as recorded in Plat Book 109, page(s) 03 through 117, inclusive, of the Public Records of Hillsborough County, Florida. and commonly known as: 13801 Chalk Hill Pl, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com, on December 19, 2025 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this October 30, 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 45049.217 11/7-11/14/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL CIVIL DIVISION File No.: 14-CA-3762 Division: M MICHAEL R. KANGAS, Successor Administrator Ad Litem of the Estate of John J. Gaffney, Deceased Plaintiff, vs. TERESA GAFFNEY, Individually; and SARAH K. SUSSMAN, Individually and as Trustee of the Sussman Family Trust Living Trust, u/a/d January 19, 2012; and ROBERT N. LYNCH, Bishop of the Diocese of St. Petersburg, f/b/o Christ the King Catholic Church, Defendants. NOTICE OF SALE UNDER F.S. CHAPTER 45 Notice is given that under a Court Order, dated June 25, 2025, in Case No. 2014-CA-003762 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which MICHAEL R. KANGAS, Administrator Ad Litem of the Estate of John J. Gaffney, Deceased, is Plaintiff and TERESA GAFFNEY, Individually; and SARAH K. SUSSMAN, Individually and as Trustee of the Sussman Family Trust Living Trust, u/a/d January 9, 2012; and ROBERT N. LYNCH, Bishop of the Diocese of St. Petersburg, f/b/o Christ the King Catholic Church, are Defendants; VICTOR CRIST as the Clerk of Court for Hillsborough County will sell to the highest and best bidder for cash by electronic sale held at http://www.hillsborough.realforeclose.com, at 10:00 a.m. on December 18, 2025 the following described property set forth in the Order Imposing Sanctions: Physical Description: 119 S. Clark Avenue, Tampa, Florida 33609 Legal Description: ALL OF Lot 30 and the South 31 feet of Lot 29 of KRENTEL PARK SUBDIVISION, as per map or plat thereof recorded in Plat Book 12 on Page 66 of the Public Records of Hillsborough County, Florida. PURSUANT TO F.S. 45.031(2)(F), 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed. Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, email: ADA@fjud13.org Dated October 30, 2025 /s/ Michael R. Kangas Michael R. Kangas, Counsel for Plaintiff Florida Bar No: 54492 BaumannKangas Estate Law 201 E. Kennedy Blvd., Ste. 830 P.O. Box 399, Tampa, Florida 33601 Phone: (813) 223-2202 E-mail: mnrk@estatelawflorida.com 11/7-11/14/25 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA	HILLSBOROUGH COUNTY GENERAL CIVIL DIVISION Case No. 25-CA-010459 Division P BERNICE MCDANIEL and CHRISTOPHER MAYS, Plaintiffs, vs. LILLIAN MCDANIEL, deceased, et al., Defendants. NOTICE OF ACTION - PROPERTY TO: Defendants, LILLIAN MCDANIEL, deceased, and her heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against her; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, under, or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in the property. YOU ARE NOTIFIED that civil action No. 25-CA-010459 of the Circuit Court in and for Hillsborough County, Florida, Bernice McDaniel and Christopher Mays vs. Lillian McDaniel, deceased, et al., seeking to quiet title in the following property in Hillsborough County, Florida: Lots 1 and 2, Block 27, Map of South Lincoln Park, according to the map or plat thereof as recorded in Plat Book 4, Page 95, Public Records of Hillsborough County, Florida. PIN: P-28-28-22-5BZ-000027-00001.0 Folio No. 206797-0000 Site Address: 915 E. Warren St., Plant City, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiffs' attorney whose name and address is: Stephen L. Evans 104 N. Thomas Street, Plant City, FL 33563 (813) 752-1795 Florida Bar No. 371505 on or before December 17, 2025, and file the original with the Clerk of this Court either before service on Plaintiffs' 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 needing special accommodation to participate in this matter, should contact the clerk of court's ADA Coordinator at (813) 276-8100 ext 4347 no later than 7 days prior to the proceeding; If you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on October 23, 2025. Victor Crist, Hillsborough Clerk of Courts 800 E Twiggs St, Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk Stephen L. Evans 11/7-11/28/25 4T IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-014258 Division: DP ANA IVIS ROURA BARLET, Petitioner, and ISMAEL BONILLA CARDONA, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: ISMAEL BONILLA CARDONA Last known 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 ANA IVIS ROURA BARLET, whose address is 3501 Lake Azzure Ct Apt #202C, Tampa, Florida 33614, on or before 12/10/2025, and file the original with the clerk of this Court at EDGEComb COURTHOUSE - 800 E Twiggs St, 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 10/28/2025 Victor D. Crist, Clerk of Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 11/7-11/28/25LG 4T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY FAMILY LAW DIVISION CASE NO.: 25-DR-011769 DIVISION: C IN RE: THE MARRIAGE OF MATTHEW WINBORN Petitioner/Husband, and ABIGAIL NICOLE STAMPER a/k/a WINBORN Respondent/Wife	HILLSBOROUGH COUNTY AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN TO: Abigail Nicole Stamper a/k/a Winborn Last known address: 419 Halifax Bay Court, Apollo Beach Florida 33572 YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Matthew Winborn c/o Mark G. Rodriguez, Esq., 701 S. Howard Ave., Ste 201, Tampa, FL 33606, on or before December 5, 2025, and file the original with the clerk of this Court at Hillsborough County Clerk of Circuit Court, 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: 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 10/30/2025 Victor D. Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 11/7-11/28/25LG 4T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003520 Division A IN RE: ESTATE OF DIANN M. NUCKLES Deceased. NOTICE TO CREDITORS The administration of the estate of DIANN M. NUCKLES, deceased, whose date of death was November 4, 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. 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 November 7, 2025. Personal Representative: /s/ Tommy M. Nuckles TOMMY M. NUCKLES 401 S. 56th Street Tampa, Florida 33619 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 11/7-11/14/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003230 IN RE: ESTATE OF GEORGIA MAY HARDIN, a/k/a GEORGIA M. HARDIN, a/k/a GEORGIA HARDIN, Deceased. NOTICE TO CREDITORS The Administration of the Estate of Georgia May Hardin a/k/a Georgia M. Hardin a/k/a Georgia Hardin, Deceased, whose date of death was July 11, 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	HILLSBOROUGH COUNTY 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 November 7, 2025. Personal Representative: Teresa Stevens 208 Adkins Ridge Branchland, West Virginia 25506 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 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA PROBATE DIVISION Case No.: 25-CP-003652 Division: "A" IN RE: THE ESTATE OF ANTONIO WALTER MITCHELL, Deceased. NOTICE TO CREDITORS The administration of the Estate of ANTONIO WALTER MITCHELL, deceased, whose date of death was March 3, 2025 and whose social security number is xxx-xx-5061, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk of Court, 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 must file claims against the estate during the time periods set forth in F.S. 733.702 or be forever barred. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in SS. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211. The date of the first publication of this notice is 11/7/2025. Personal Representative: LATOYA HARRIS 14726 Scottburgh Glen Drive Wimauma, FL 33598 Attorney for Personal Representative: PERRY G. GRUMAN, ESQ. 3400 W. Kennedy Blvd. Tampa, FL 33609 (813) 870-1614 Florida Bar No. 396052 perry@grumanlaw.com PGPA 25-1109 11/7-11/14/25LG 2T Notice of Public Auction Notice of public auction for monies due on storage units. The auction will be held on November 19, 2025, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows. 9505 N. Florida Ave., Tampa, FL 33612 Krystal Clarke B022 \$980.15 Kimberly Johnson 1071 \$459.30 Natanel Baucicot B297 \$547.95 Deni Brave B007 \$843.02 Latasha Williams B044 \$747.41 Michael Julian B707 \$147.39 Tavarus McMillian B590 \$319.65 Sylvio Desir 1022 \$632.45 Helen Sanders 1018 \$446.20 Sheria Paulsen B502 \$319.65 Tasha Parks 1016 \$464.10 Torrance Lockett B357 \$502.80 Dominique Cooklin A114 \$317.94 10415 N. Florida Ave., Tampa, FL 33612 Kimberly Kelsey-Johnson 282 \$589.54 Janine Hargrett 114 \$478.74 Timothy Hill 126 \$427.22 Takeya Parish 248 \$861.06 Rockford Penn 1363 \$619.17 Ashley Montgomery 1408 \$268.05 Bryant Johnson 223 \$405.32 Colleen Gigante 256 \$273.22 Erik Torrente 1325 \$453.25 Javiere Dye 193 \$565.69 Shameah Dye 233 \$565.69 Chianti Bloom 1330 \$454.75 2309 Angel Oliva Senior St., Tampa, FL 33605 Trecia Givren 3106W \$566.02 Monica Bryant 121 \$250.86 Marcus Gary 1128W \$459.74 4406 W. Hillsborough Ave., Tampa, FL 33614 Theo Lane 3016 \$2,383.80 Jacqueline Hillier 1503 \$453.92 Amanda Richardson 4021 \$456.37 Daniel Cotten 1302 \$599.37 Noriega Thompson 3143 \$396.06 Ashante Dennard 1413 \$291.12 Elbert Chun 3056-57 \$1,123.65 Rudy Augustin 4082 \$616.19 Brodrick Bunkley 3081 \$487.22 Veronica Vargas 1622 \$546.32	HILLSBOROUGH COUNTY Chelsea Pierce 3130 \$352.17 Benjamin Sanchez Montalvo 3144 \$358.17 Alton Walker 4402 \$464.51 Thaddeus Antwann Nobles 4135 \$459.74 Mariah Pemberton 1205 \$398.34 Jeffrey Johnson 1215 \$612.78 Lisa Field 4248 \$399.66 Amanda Richardson 4060 \$456.37 Mary La Rosa 3136 \$334.27 Aquitania Colbert 1210 \$452.40 Yasser Ramirez Guzman 3222 \$836.67 Barbra Bell 2006 \$291.12 Aquitania Colbert 3073 \$688.30 5404 W. Waters Ave., Tampa, FL 33634 Lazaro Delgado Perez 1032 \$664.11 Michael West 2188 \$813.62 Jon Pachorkowsky 1068 \$366.35 Dykares Seaphus 1117 \$502.80 Glady's Perez 1449 \$278.22 Juan Gonzalez 1115 \$502.80 Eric Parker 2116 \$612.85 Dan White 0023 \$264.58 Miguel Castillo Ortiz 1163 \$380.35 3182 Curlew Rd., Oldsmar, FL 34677 Nakia Kelley C269 \$959.15 Ebones Walker C336 \$918.25 3939 W. Gandy Blvd., Tampa, FL 33616 Andrus Bennett 5215 \$497.87 Brittney Bettis 4751 \$279.39 Donald Jones 1421 \$746.42 Rashid McPherson 4002 \$179.20 Brenda Dean 5117 \$624.65 Tiffany Tracy 4803 \$233.35 Christopher Lewers 1068 \$260.60 6111 Gunn Hwy., Tampa, FL 33625 Anthony Montalvo 1024 \$817.31 Justin Barber 3444-54 \$659.75 Hilem Maia Siqueira 1702 \$699.00 Destree Pitts 3523-25 \$484.45 Bernadette Graham 2444 \$699.90 11401 W. Hillsborough Ave., Tampa, FL 33635 Jahir Orlando Diaz 1219 \$436.02 Yessica Torres 2116 \$476.72 Darius Jones 1259 \$263.05 Alexaundria Hill 1460 \$617.09 14123 State Rd. 54, Odessa, FL 33556 Yolimar Medina 1050 \$213.80 3826 W. Marcum St., Tampa, FL 33616 Chad Hawley 058 \$459.74 Fredricka Brooks 157 \$7,560.59 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-001297 COURTNIIE NEWMAN, Petitioner, and JOSHUA NEWMAN, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE TO: JOSHUA NEWMAN Last Address: 3133 Rex Ave, Dover, FL 33572 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 COURTNIIE NEWMAN, whose address is 570 Vista Ridge Dr, Ruskin, FL 33570, on or before 12/2/2025, 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 27, 2025 Victor D. Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Laronda Jones Deputy Clerk 10/31-11/21/25LG 4T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-DR-010990 Division: B IN RE: ADOPTION OF A.G.G., Adoptee NOTICE OF HEARING AND NOTICE OF ACTION TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION TO: ANDRES FELIPE LONDONO GIRALDO Address Unknown A petition to terminate parental rights pending adoption has been filed. A Copy of the Petition and Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, 800 E Twiggs St, Tampa, FL 33602. You may review these documents upon request. The minor child is identified as follows: Name of child on birth certificate: A.L.G. Date of Birth: 08/12/2014 Place of Birth: Miami, Florida NAME TO BE GIVEN TO CHILD A.G.G. Physical Description of Respondent: Age: 43, DOB 08/13/1981 Race: White Hair Color: Black/Dark Brown Eye Color: Brown Approximate Height: 5'7" (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY Approximate Weight: 150 LBS There will be a hearing on the petition to terminate parental rights pending adoption on NOVEMBER 24, 2025 at 11:00 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing. FAILURE TO TIMELY FILE A WRITTEN RESPONSE AND APPEAR AT THE HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL TERMINATE PARENTAL RIGHTS. YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602- 4935, before NOVEMBER 24, 2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. Dated 10/21/2025 Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 10/31-11/21/25LG 4T ----- IN THE CIRCUIT COURT OF THE 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, Edgecomb 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 CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org 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 ----- 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	HILLSBOROUGH COUNTY 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 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 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 ----- MANATEE COUNTY IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF WASHINGTON Wes Weaver v. Johanna E. Fraser Case No. 25CV48297 NOTICE IS HEREBY GIVEN that Wes Weaver, as Plaintiff, has initiated a civil complaint against Johanna E. Fraser for conversion and alleging that Johanna E. Fraser converted 1.65699837 BTC with a value of \$151,516.62. Plaintiff is seeking a money award against the Defendant in that full amount, together with costs and disbursements incurred herein. This notice is being given pursuant to Court Order as an alternative method of service of	MANATEE COUNTY the summons and complaint pursuant to ORCP 7D(6)(a)(i). NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have a proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. If you have question, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636. The motion or answer or reply must be given to the court clerk or administrator with 30 days of the date of first publication specified herein along with the required filing fee. The date of the first publication of this summons is 11/14/2025. Kevin W. Luby, OSB #844050 Demland LU/DA Law Group Attorney for Plaintiff 16869 SW 65th Ave., No. 290 Lake Oswego, OR 97035 (503)766-4771 kevin@luda-law.com 11/14-12/5/25LG 4T ----- IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, Plaintiff, vs. ONLY FLIPS LLC; et al, Defendants. Case No: 2024 CA 001172 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated September 29, 2025, and entered in Case No. 2024 CA 001172 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, is the Plaintiff and ONLY FLIPS LLC; EDWARD A. GUILLARO; NUVIEW TRUST CO. CUSTODIAN FBO SHERI ROLFE, IRA #7712355; NEGLE Y REAL ESTATE, LLC; CRUZ CREATIVE SOLUTIONS, LLC; JAMES BLINCOE; GRETCHEN BLINCOE; JALON BRYAN HARRIS; KEY ROYALE RESIDENT OWNERS ASSOCIATION, INC.; are Defendants, Angelina Colonnesso, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on December 10, 2025, the following described property set forth in said Final Judgment, to wit: LOT 19 AND THE EASTERLY 10 FEET OF LOT 18, KEY ROYALE, 3RD ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 8, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Commonly known as: 601 Ambassador Ln., Holmes Beach, FL 34217 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 November 10th, 2025 /s/ Rashida Willhoit Rashida Willhoit, Esq. Florida Bar No. 93582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: rwillhoit@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711. 11080-1024453 ----- IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR MANATEE COUNTY, FLORIDA Clerk Case Number: 412024CA001283CAAXMA NATIONSTAR MORTGAGE Plaintiff(s), vs. ALLEN R. JENKINS; JULIE A. JENKINS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; SERVICE MINDS DBA MISTER SPARKY, ONE HOUR AIR; ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.; SUSAN OLIVER SURVIVING SPOUSE OF SIMON OLIVER Defendant(s). NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated the 27th day of October, 2025, and entered in Case No. 412024CA001283CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Onslow Bay Financial LLC is the Plaintiff and ALLEN R. JENKINS,	MANATEE COUNTY JULIE A. JENKINS, SUSAN OLIVER SURVIVING SPOUSE OF SIMON OLIVER, SERVICE MINDS DBA MISTER SPARKY, ONE HOUR AIR, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angelina Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: THE WEST 45 FEET OF LOT 7, BLOCK 18, HOLIDAY HEIGHTS, 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL IDENTIFICATION NUMBER: 5275100109 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711. Dated this 4th day of November, 2025. By: /S/ Liana R. Hall Liana R. Hall, Esq. 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 11080-1024209 ----- IN THE CIRCUIT COURT OF THE TWELFTH CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-3, Plaintiff, vs. Giovanni Coronel, et al., Defendants. Case No: 412025CA000255CAAXMA NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated October 29, 2025, and entered in Case No. 412025CA000255CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-3, is the Plaintiff and Giovanni Coronel; Tannia Coronel; Arch Mortgage Assurance Company; Cross River Bank; Unknown Tenant #1 n/k/a Francisca Coronel; Unknown Tenant #2 n/k/a Guido Coronel, are Defendants, Angelina "Angel" Colonnesso, Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com at 11:00 AM on December 17, 2025 the following described property set forth in said Final Judgment, to wit: LOT 81, PINEWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 15, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Commonly known as: 507 65th Avenue Dr. West, Bradenton, FL 34207 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 November 7, 2025 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by	MANATEE COUNTY U.S. Mail and email, as required, this 7th day of November 2025 to: Giovanni Coronel 507 65th Avenue Dr. West Bradenton, FL 34207 Tannia Coronel c/o Paul Grivas, Esq. 924 7th Avenue East Bradenton, FL 34208 grivaslaw@gmail.com Arch Mortgage Assurance Company c/o Jonathan Mesker, Esq. 3825 Forrestgate Drive Winston Salem, FL 27103 FLCourtDocs@brockandscott.com Cross River Bank c/o Marlette Servicing, LLC 3419 Silverside Road Wilmington, DE 19810 Unknown Tenant #1 n/k/a Francisca Coronel 507 65th Avenue Dr. West Bradenton, FL 34207 Unknown Tenant #2 n/k/a Guido Coronel 507 65th Avenue Dr. West Bradenton, FL 34207 /s/ Nick Geraci Nick Geraci, Esq. 11080-1024395 ----- IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA002052AX FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MICHAEL E. SHEETS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A BRIANA SHEETS; CANDICE JO SHEETS; AND SHEFFIELD GLENN HOMEOWNERS ASSOCIATION, INC., 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 the 28th day of October, 2025, and entered in Case No. 2022CA002052AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL E. SHEETS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A BRIANA SHEETS; CANDICE JO SHEETS; SHEFFIELD GLENN HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angelina Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 44, SHEFFIELD GLENN, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 190 THROUGH 196, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711. Dated this 28th 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 11080-1023786 ----- IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR MANATEECOUNTY, FLORIDA Clerk Case Number: 2025-CA-000544-AX FREEDOM MORTGAGE CORPORATION Plaintiff(s), v. DAVID HILL, UNKNOWN SPOUSE OF DAVID HILL 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 Uniform Final Judgment of Mortgage Foreclosure dated the 29th day of October, 2025, and entered in Case No. 2025-CA-000544-AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DAVID HILL; UNKNOWN SPOUSE OF DAVID HILL; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angelina Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 3rd day of December, 2025, the following described property as set forth (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
MANATEE COUNTY in said Final Judgment, to wit: Lot 69, Cordova Lakes, Phase III, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 165, of the Public Records of Manatee County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711. Dated this 3rd day of November, 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 11080-1024038	MANATEE COUNTY 12251 Doris Rd., Parrish, FL 34219 13805 Gettis Lee Rd., Parrish, FL 34219 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: A Parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4; thence South 00 degrees 17 minutes 47 seconds West, along the West line of the said Southwest 1/4 of the Northeast 1/4, a distance of 25.00 feet; thence South 89 degrees 10 minutes 25 seconds East, 40.00 feet to the Point of Intersection of the East right of way line of Fort Hamer Road and the South right of way line of Doris Street; thence continue South 89 degrees 10 minutes 25 seconds East, along said South right of way line, a distance of 377.47 feet to the intersection with said South line and the North line of said Southwest 1/4 of the Northeast 1/4; thence South 85 degrees 44 minutes 55 seconds East, along said North line, a distance of 1212.05 feet for a Point of Beginning; thence continue South 85 degrees 44 minutes 55 seconds East, along said North line, a distance of 328.39 feet; thence South 00 degrees 17 minutes 47 seconds West, 654.11 feet; thence North 89 degrees 42 minutes 13 seconds West, 327.60 feet; thence North 00 degrees 17 minutes 47 seconds East, 676.76 feet to the Point of Beginning. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on VICTOR H. VESCHIO, Esquire, of Gibbons Neuman, Plaintiff's attorney, whose address is 3321 Henderson Boulevard, Tampa, Florida 33609, within thirty (30) days of the date of the first publication of this notice, or, on or before 30 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 Verified Complaint For Foreclosure. NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 or www.floridabar.org/public/lrs/. DATED this 7th day of November, 2025. Angelina "Angel" Colonnese Clerk of Circuit Court By: /s/ Kris Gaffney Deputy Clerk 11/14-11/21/25 2T NOTICE OF APPLICATION RECEIVED THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 928404 from Pulte Home Company, LLC, Attn: Michael Woolery. Application received: 10/17/25. Proposed activity: Residential. Project name: Del Webb – Catalina at Lakewood Ranch Phase IIA. Project size: 44.93 acres Location: Section(s) 5, 6, 7, 17, & 18, Township 35 South, Range 20 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103. 11/14/25LG 1T IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002432 Division Probate IN RE: ESTATE OF HELENE JENSEN SMITH Deceased. NOTICE TO CREDITORS The administration of the estate of Helene Jensen Smith, deceased, whose date of death was 19 February 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 115 Manatee Avenue West, P.O. Box 25400, 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	MANATEE COUNTY OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7th, 2025. Personal Representative: James Ransom Smith 11902 Woodland Terr Parrish, FL 34219 Attorney for Personal Representative: Marc H. Feldman mhf@feldmanroback.com Florida Bar No. 276537 Feldman & Roback 3908 26th St W Bradenton, FL 34205 941-758-8888 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA002052AX FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MICHAEL E. SHEETS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A BRIANA SHEETS; CANDICE JO SHEETS; AND SHEFFIELD GLENN HOMEOWNERS ASSOCIATION, INC., 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 the 28th day of October, 2025, and entered in Case No. 2022CA002052AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL E. SHEETS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A BRIANA SHEETS; CANDICE JO SHEETS; SHEFFIELD GLENN HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angelina Colonnese as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 44, SHEFFIELD GLENN, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 190 THROUGH 196, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711. Dated this 28th 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 11080-1023786 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR MANATEECOUNTY, FLORIDA Clerk Case Number: 2025-CA-000544-AX FREEDOM MORTGAGE CORPORATION Plaintiff(s), v. DAVID HILL, UNKNOWN SPOUSE OF DAVID HILL 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 Uniform Final Judgment of Mortgage Foreclosure dated the 29th day of October, 2025, and entered in Case No. 2025-CA-000544-AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DAVID HILL; UNKNOWN SPOUSE OF DAVID HILL; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are	MANATEE COUNTY defendants. Angelina Colonnese as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 3rd day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 69, Cordova Lakes, Phase III, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 165, of the Public Records of Manatee County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711. Dated this 3rd day of November, 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 11080-1024038 NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the under-signed intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: STC GRAPHIC DESIGN Owner: Gregory Shultz 5907 Pitch Pine Dr Orlando, FL 32819 11/14/25LG 1T IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2024-CC-020065-O The Hamptons at Metrowest Condominium Association, Inc., Plaintiff, vs. Luciano Donggel Bonilla Delgado; et al., Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to an Amended Final Judgment of Foreclosure, dated November 6, 2025, and entered in Case Number: 2024-CC-020065-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein The Hamptons at Metrowest Condominium Association, Inc. is the Plaintiff, and Luciano Donggel Bonilla Delgado is the Defendant, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 o'clock A.M. on January 15, 2026, the following described property as set forth in said Amended Final Judgment of Foreclosure, to-wit: Property Description: UNIT 306, BUILDING 24, OF HAMPTONS AT METROWEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 7830, PAGE 2283, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS. Property Address: 3428 Soho St., Unit 306, Orlando, FL 32835 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, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 7th day of November, 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/ Ryan Fong Ryan Fong, Esquire Florida Bar No. 113279 ryan@dhnattorneys.com 11/14-11/21/25LG 2T IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000364-O IN RE: ESTATE OF BLANCHE J. REGULAR, f/k/a BLANCHE J. WATSON,	ORANGE COUNTY Deceased. NOTICE TO CREDITORS The administration of the estate of Blanche J. Regular, deceased, whose date of death was April 3, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: /s/ Robert D. Watson, Sr. Robert D. Watson, Sr. 5398 Rosegay Court Orlando, Florida 32811 Attorney for Personal Representative: /s/ Richard F. Wheeler Richard F. Wheeler, Attorney Florida Bar Number: 285684 Berg & Wheeler, P.A. 4306 New River Hills Parkway, Suite 2 Valrico, Florida 33596 Telephone: (813) 685-0050 E-Mail: bergwheeler@verizon.net Secondary E-Mail: ewheeler.bergwheeler@verizon.net Secondary E-Mail: bbuchanan.bergwheeler@verizon.net 11/14-11/21/25LG 2T NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY To: SHYCARRIA A. REEDING Case: CD202502293/D 3419782 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. 11/14-12/5/25LG 4T NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by St. Augustine Resort Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at St. Augustine Resort Condominium described as: Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in St. Augustine Resort Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 9820, Page 1488, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration').. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jordan A Zepetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A-OBLIGOR: Lizzet Colon, CALLE 39 LL #1 JARDINES DEL CARIBE, Ponce, PR 00728; WEEK: 08; UNIT: 26312; TYPE: Annual; TOTAL: \$2,271.25; PER DIEM: \$0.50; NOTICE DATE: October 21, 2025 File Numbers: 25-019824 (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
ORANGE COUNTY MDK-54550 NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Vistana Cascades Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Vistana Cascades Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Cascades Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 5312, Page 2312, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ("Declaration"). The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Milad Salim Semaan Khachab, LOTE #4 LOS LLANOS, La Garita Costa Rica and Olga Francini Jara Portocarrero, URBANIZACION SUIZA #4 BELLO HORIZONTE, Escazu Costa Rica; WEEK: 18; UNIT: 2444; TYPE: Annual; TOTAL: \$2,652.30; PER DIEM: \$0.80; NOTICE DATE: October 23, 2025 OBLIGOR: Juan Max Rejalaga Quinones, JUEZ ENRIQUE PINO 2285 BARRIO SAN JORGE, Asuncion Paraguay and Roberta De Arruda Rejalaga, JUEZ ENRIQUE PINO 2285 BARRIO SAN JORGE, Asuncion Paraguay; WEEK: 49; UNIT: 2515; TYPE: Annual; TOTAL: \$2,652.30; PER DIEM: \$0.80; NOTICE DATE: October 23, 2025 OBLIGOR: Luz Inia Rodriguez Rivera, 24 VILLA DE ENSENAT, Mayaguez, PR 00682-7524 and Israel Valentin Alers, 24 VILLA DE ENSENAT, Mayaguez, PR 00682-7524; WEEK: 45; UNIT: 2527; TYPE: Even Biennial; TOTAL: \$1,463.48; PER DIEM: \$0.31; NOTICE DATE: October 23, 2025 OBLIGOR: Edsel Nivillac, AKA E. J. Nivillac, Grebbelinieweg 35, Curacaoa Curacao and Imelda Nivillac Sanchez, AKA I. M. Nivillac Sanchez, GREBBELINIEWEG 35, Curacaoa Netherlands; WEEK: 47; UNIT: 2647; TYPE: Annual; TOTAL: \$2,226.00; PER DIEM: \$0.61; NOTICE DATE: October 23, 2025 OBLIGOR: Lidia Hidalgo, CALLE PARQUE DEL DESIERTO DEL CARMEN, 42, Colonia Jardines Del Alba 54750 Mexico; WEEK: 44; UNIT: 2669; TYPE: Annual; TOTAL: \$2,226.61; PER DIEM: \$0.61; NOTICE DATE: October 23, 2025 File Numbers: 25-018788, 25-018847, 25-018857, 25-019856, 25-019903 MDK-54557 NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Adekola Olugbenga Balogun, C177 Road 11 Zone C Nicon Town Estate Lekki, Lagos 0000 Nigeria and Perpetua Lilian Balogun, C177 Road 11 Zone C Nicon Town Estate Lekki, Lagos 0000 Nigeria; VOI: 323702-01; TYPE: Annual; POINTS: 30000; TOTAL: \$10,211.56; PER DIEM: \$3.14; NOTICE DATE: October 24, 2025 OBLIGOR: Antonio Roberto Dias De Oliveira Antonino, Rua Ana Camelo Da Silva No 38 Apto 1402, Recife 51111-040 Brazil; VOI: 323745-01; TYPE: Annual; POINTS: 37000; TOTAL: \$15,881.59; PER DIEM: \$5.54; NOTICE DATE: October 24, 2025 OBLIGOR: Efendy Enrique Recalde Estrella, FRANCISCO DE NATES N 42-104 Y MARIANO ECHEVERRIA CASA #107, Quito 170157 Ecuador and Paulina De Las Mercedes Carrera Custode, FRANCISCO DE NATES N 42-104 Y MARIANO ECHEVERRIA CASA #107, Quito 170157 Ecuador; VOI: 324021-01; TYPE: Annual; POINTS: 67100; TOTAL: \$28,381.79; PER DIEM: \$10.18; NOTICE DATE: October 24, 2025 OBLIGOR: Maria Madalena Sam Lavelle, 194 Prince Of Wales Lane Yardley Wood, Birmingham B14 4LH United Kingdom and Maria Regina Francisca D. Baker, 194 PRINCE OF WALES LANE YARDLEY WOOD, Birmingham B14 4LH United Kingdom; VOI: 324052-01; TYPE: Annual; POINTS: 100000; TOTAL: \$42,733.02; PER DIEM: \$13.37; NOTICE DATE: October 24, 2025 OBLIGOR: Pablo Mourao Martins, Rua Duque De Caxias 130 Centro, Nova Serrana 35520-018 Brazil and Amanda Cristina Ferreira, Rua Duque De Caxis 130 Centro, Nova Serrana 35520-018 Brazil; VOI: 324707-01; TYPE: Annual; POINTS: 56300; TOTAL: \$25,218.34; PER DIEM: \$9.06; NOTICE DATE: October 24, 2025 File Numbers: 25-022334, 25-022335, 25-022338, 25-022340, 25-022346 MDK-54553 IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Valerie N. Edgecombe, as Foreclosure Trustee for Palm Financial Services, LLC Plaintiff, vs. Carlos Wesley Moses Arias, et al. Defendants. Case No.: 2024-CC-010919-O Division: 73 Judge Andrew L. Cameron PUBLISH 4 CONSECUTIVE WEEKS NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT CARLOS	ORANGE COUNTY POINTS: 25800; TOTAL: \$8,133.47; PER DIEM: \$2.60; NOTICE DATE: October 24, 2025 OBLIGOR: Diego Roberto Petrich, RUTA 52 NO 3350, Canning 1842 Argentina and Ileana Estela Veiga Nogueira, RUTA 52 NRO 3350, Canning 1842 Argentina; VOI: 322448-01; TYPE: Annual; POINTS: 137000; TOTAL: \$56,341.86; PER DIEM: \$17.84; NOTICE DATE: October 24, 2025 OBLIGOR: Kelly Johanna Villafane Campos, CALLE 152 # 72-01 TORRE S APT 401, Bogota 1011001 Colombia and Fredy Giovanni Rodriguez Hernandez, CALLE 152 # 72-02 TORRE S APT 401, Bogota 1011001 Colombia; VOI: 322641-01; TYPE: Annual; POINTS: 20700; TOTAL: \$11,949.30; PER DIEM: \$4.16; NOTICE DATE: October 24, 2025 OBLIGOR: Yuleidy Sanchez Puello, Av Jacobo Majluta Residencial Villa Los Milagros Manzana B Ed 31 Ap 301, Villa Mella Dominican Republic; VOI: 323011-01; TYPE: Annual; POINTS: 44000; TOTAL: \$18,837.72; PER DIEM: \$6.60; NOTICE DATE: October 24, 2025 OBLIGOR: Mario Pedro De Cerqueira Caldas Neto, RUA 15 DE NOVEMBRO 1589, Campo Grande 79002-141 Brazil and Manuela Morbin Leite De Barros, Rua 15 De Novembro 1589, Campo Grande 79002-141 Brazil; VOI: 323451-01; TYPE: Annual; POINTS: 56300; TOTAL: \$22,887.52; PER DIEM: \$8.15; NOTICE DATE: October 24, 2025 File Numbers: 25-022224, 25-022322, 25-022324, 25-022329, 25-022332 MDK-54549 NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Adekola Olugbenga Balogun, C177 Road 11 Zone C Nicon Town Estate Lekki, Lagos 0000 Nigeria and Perpetua Lilian Balogun, C177 Road 11 Zone C Nicon Town Estate Lekki, Lagos 0000 Nigeria; VOI: 323702-01; TYPE: Annual; POINTS: 30000; TOTAL: \$10,211.56; PER DIEM: \$3.14; NOTICE DATE: October 24, 2025 OBLIGOR: Antonio Roberto Dias De Oliveira Antonino, Rua Ana Camelo Da Silva No 38 Apto 1402, Recife 51111-040 Brazil; VOI: 323745-01; TYPE: Annual; POINTS: 37000; TOTAL: \$15,881.59; PER DIEM: \$5.54; NOTICE DATE: October 24, 2025 OBLIGOR: Efendy Enrique Recalde Estrella, FRANCISCO DE NATES N 42-104 Y MARIANO ECHEVERRIA CASA #107, Quito 170157 Ecuador and Paulina De Las Mercedes Carrera Custode, FRANCISCO DE NATES N 42-104 Y MARIANO ECHEVERRIA CASA #107, Quito 170157 Ecuador; VOI: 324021-01; TYPE: Annual; POINTS: 67100; TOTAL: \$28,381.79; PER DIEM: \$10.18; NOTICE DATE: October 24, 2025 OBLIGOR: Maria Madalena Sam Lavelle, 194 Prince Of Wales Lane Yardley Wood, Birmingham B14 4LH United Kingdom and Maria Regina Francisca D. Baker, 194 PRINCE OF WALES LANE YARDLEY WOOD, Birmingham B14 4LH United Kingdom; VOI: 324052-01; TYPE: Annual; POINTS: 100000; TOTAL: \$42,733.02; PER DIEM: \$13.37; NOTICE DATE: October 24, 2025 OBLIGOR: Pablo Mourao Martins, Rua Duque De Caxias 130 Centro, Nova Serrana 35520-018 Brazil and Amanda Cristina Ferreira, Rua Duque De Caxis 130 Centro, Nova Serrana 35520-018 Brazil; VOI: 324707-01; TYPE: Annual; POINTS: 56300; TOTAL: \$25,218.34; PER DIEM: \$9.06; NOTICE DATE: October 24, 2025 File Numbers: 25-022334, 25-022335, 25-022338, 25-022340, 25-022346 MDK-54553 IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Valerie N. Edgecombe, as Foreclosure Trustee for Palm Financial Services, LLC Plaintiff, vs. Carlos Wesley Moses Arias, et al. Defendants. Case No.: 2024-CC-010919-O Division: 73 Judge Andrew L. Cameron PUBLISH 4 CONSECUTIVE WEEKS NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT CARLOS	ORANGE COUNTY WESLEY MOSES ARIAS AND MARIA DEL CARMEN ARANGO DE MOSES To: CARLOS WESLEY MOSES ARIAS SANTA MARIA VINTAGE APT 5 PANAMA CITY, Republic of Panama 0831 PANAMA MARIA DEL CARMEN ARANGO DE MOSES SANTA MARIA PH VINTAGE TORRE A APT 5 PANAMA CITY PANAMA and all parties claiming interest by, through, under or against Defendant(s) CARLOS WESLEY MOSES ARIAS AND MARIA DEL CARMEN ARANGO DE MOSES, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare Ownership Interest in Orange County, Florida: An undivided 0.6141% interest in Unit 2K of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto. Contract No.: 15002236.0 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice 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. WITNESS my hand and seal of this Court on the 5 day of June, 2025. TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA By: Charlotte Appline Deputy Clerk NOTICE TO PERSONS WITH DISABILITIES 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, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. FOR PUBLICATION – RETURN TO COPY: THE MANLEY LAW FIRM LLC 11080-1021596 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025-CA-008358-O DIVISION DIV 40 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4, Plaintiff, vs. CHRISTOPHER RAY TULEY; UNKNOWN SPOUSE OF CHRISTOPHER RAY TULEY; JENNIFER AMANDA STEWART; UNKNOWN SPOUSE OF JENNIFER AMANDA STEWART; UNKNOWN TENANT #1; UNKNOWN TENANT #2: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE OF ACTION TO: CHRISTOPHER RAY TULEY Last Known Address: 1624 Renee Ave, Orlando, FL 32825 UNKNOWN SPOUSE OF CHRISTOPHER RAY TULEY Last Known Address: 1624 Renee Ave, Orlando, FL 32825 JENNIFER AMANDA STEWART Last Known Address: 1624 Renee Ave, Orlando, FL 32825 UNKNOWN SPOUSE OF JENNIFER AMANDA STEWART Last Known Address: 1624 Renee Ave, Orlando, FL 32825 UNKNOWN TENANT #1 Last Known Address: 1624 Renee Ave, Orlando, FL 32825 UNKNOWN TENANT #2 Last Known Address: 1624 Renee Ave, Orlando, FL 32825 ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in ORANGE County, Florida, legally described as: LOT 4, BLOCK A, SINCLAIR PARK, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK V, PAGE 50, OF THE PUBLIC RECORDS OF ORANGE	ORANGE COUNTY COUNTY, FLORIDA. This property is located at the street address of: 1624 Renee Ave, Orlando, FL 32825. YOU ARE REQUIRED to serve a copy of your written defenses on or before 30 days from the first date of publication, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition. This Notice shall be published once a week for two consecutive weeks in the LA GACETA. IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204. WITNESS my hand and the seal of the court on October 30th, 2025. Tiffany Moore Russell Clerk of The Circuit Court By: /s/ Lauren Scheidt Attorney for Plaintiff: Annalise Hayes DeLuca, Esq. Audrey J. Dixon, Esq. Elizabeth A. Wulff, Esq. MCMICHAEL TAYLOR GRAY, LLC Attorney for Plaintiff 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: 404.474.7149 Email: service@mtglaw.com 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA Case No. 2018-DR-002271-O IN RE: RANELL WILLIAMS Petitioner, and CARLOS BATISTA, Respondent. NOTICE OF ACTION FOR SUPPLEMENTAL PETITION TO MODIFY PARENTAL RESPONSIBILITY, VISITATION, OR PARENTING PLAN/ TIME-SHARING SCHEDULE AND OTHER RELIEF TO: CARLOS BATISTA Last Known Address: 10124 Colt Lane, Winter Garden, FL 34787 YOU ARE NOTIFIED that an action for Supplemental Petition to Modify Parental Responsibility, Visitation, or Parenting Plan/ Time-Sharing Schedule and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to attorney for RANELL WILLIAMS, Markos D. Eugenios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, FL 34794, eugenioslaw@outlook.com on or before 12/11/2025 and file the original with the clerk of Court at 425 North Orange Avenue, Orlando, FL 32801, 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 supplemental petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or 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 22nd, 2025. Tiffany Moore Russell Clerk of the Circuit Court By: /s/ Robert Hingston Deputy Clerk 425 N Orange Ave #320 Orlando, FL 32801 11/7-11/28/25LG 4T IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003168-O IN RE: ESTATE OF BENJAMIN BARNES MARTINEZ Deceased. NOTICE TO CREDITORS The administration of the estate of BENJAMIN BARNES MARTINEZ, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a writ-	ORANGE COUNTY ten 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 November 7, 2025. Personal Representative: JAIME E. IRIZARRY 250 Waterside Dr. Indian Harbour Beach, FL 32937 Attorney for Personal Representative: AMY M. ROMAINE, ESQ. Florida Bar Number: 0640026 ROMAINE & NUGENT 835 Executive Ln., Ste. 110 Rockledge, FL 32955 Telephone: (321) 574-1095 Fax: (321) 574-1032 amy@romainenugent.com office@romainenugent.com 11/7-11/14/25LG 2T IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003323-O IN RE: ESTATE OF JOSE ANTONIO RIVERA MARQUEZ a/k/a JOSE RIVERA, Deceased. NOTICE TO CREDITORS The administration of the Estate of Jose Antonio Rivera Marquez a/k/a Jose Rivera, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North 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 November 7, 2025. Personal Representative: Esther Myriam Rivera 7667 Gramercy Drive Orlando, Florida 32818 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 11/7-11/14/25LG 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 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 (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
ORANGE COUNTY 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 OSCEOLA COUNTY IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA PNC Bank, National Association Plaintiff, vs. Paula M. Suarez, et al. Defendants. Case No.: 2020 CA 000618 MF Division: 61 Judge Christine E. Arendas NOTICE OF SALE Notice is hereby given that on January 7, 2026 at 11:00AM, the below named Clerk of Court will offer by sale in Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 the following described real property: Lot 6, Celebration West Village, according to the plat thereof as recorded in Plat Book 9, Pages 91-97, of the Public Records of Osceola County, Florida. Commonly known as: 610 Canne Place, Kissimmee, FL 34747 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 December 11, 2024, in Civil Case No. 2020 CA 000618 MF, pending in the Circuit Court in Osceola County, Florida. KELVIN SOTO CLERK OF THE CIRCUIT COURT OSCEOLA 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 11080-1023747 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 002240 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. VAGNER ALMEIDA LLC, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Evan M. Calhoun Last Known Address: 3071 Yellow Lantana Ln, Kissimmee, FL 34747 Current Residence: UNKNOWN TO: Evan M. Calhoun Last Known Address: 3071 Yellow Lantana LN, Jacksonville FL 32211 Current Residence: UNKNOWN TO: Evan M. Calhoun Last Known Address: 4220 Barwood Dr Orlando FL 32839 Current Residence: UNKNOWN TO: Evan M. Calhoun Last Known Address: 13401 Keisler CT Herndon VA 20170 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 53, Encantada, Phase 1, according at thereof as recorded in Plat Book 17, Page 186, of the Public Records of Osceola County, Florida	OSCEOLA COUNTY has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 7th December, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and the seal of this Court this 30th day of October, 2025. KELVIN SOTO As Clerk of Court By: Kelvin Soto, Esq. Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1023998 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 002252 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ODMAR LAROSE, THALES LAROSE AND ROSELIE SAVOIE, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Roselie Savoie Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Roselie Savoie Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN TO: Roselie Savoie Last Known Address: 5404 Limelight Circle Kissimmee FL 34758 Current Residence: UNKNOWN TO: Roselie Savoie Last Known Address: 5412 Limelight Cir APT 8 Orlando FL 32839 Current Residence: UNKNOWN TO: Roselie Savoie Last Known Address: 900 W Washington ST APT 7 Orlando FL 32805 Current Residence: UNKNOWN TO: Thales Larose Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Thales Larose Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN TO: Thales Larose Last Known Address: 5404 Limelight Circle Kissimmee FL 34758 Current Residence: UNKNOWN TO: Unknown spouse of Odmarr Larose Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Unknown spouse of Odmarr Larose Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN TO: Odmarr Larose Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Odmarr Larose Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN TO: Odmarr Larose Last Known Address: 5404 Limelight Circle APT. 4 Orlando FL 32839 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 19, Block 1353, Poinciana Neighborhood 1 South, Village 1, according to the Plat thereof, as recorded in Plat Book 3, Page 9, of the Public Records of Osceola County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 16th, December, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and the seal of this Court this 28th day of October, 2025. KELVIN SOTO As Clerk of Court By: Kelvin Soto, Esq. Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1023905	OSCEOLA COUNTY NOTICE OF SALE BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES. 2011 MNNI 2D WMWSV3C50BTY20631 DEC. 3, 2025 AT: M SPEC LLC, 21 W KEEN ST, KISSIMMEE, FL 34741 P#: 321-444-3370 TOTAL: \$5,118.94 TERMS OF THE SALE ARE CASH, NO CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS, NO GUARANTEES. VEHICLES ARE SUBJECT TO RELEASE PRIOR TO SALE. 11/14/25LG 1T NOTICE OF AGENCY ACTION BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT Notice is hereby provided that the South Florida Water Management District, on March 26th, 2025, issued an Environmental Resource permit (permit) with conditions, Permit Number 44-111219-P, Application Number 240614-49350 to WS-GIR, LLC, 3850 Canoe Creek Road, Saint Cloud, FL 34772. This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 1340.97 acres of residential development known as Waterlin (f.k.a. Green Island Ranch) Conceptual Plan. The site is located in Saint Cloud, southwest of Canoe Creek Road and Mildred Bass Road and east of Florida's Turnpike in Osceola County, Section 10, 11, 13 & 14, Township 27 South and Range 30 East. A copy of the permit can be obtained by contacting the Regulatory Records Management Section, during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at 3301 Gun Club Road, West Palm Beach, FL 33406, Regulation Division, by telephone at 561-682-6911, by e-mail at permits@sfwmd.gov, or by accessing the permit directly from the District's website (www.sfwmd.gov) using the Application/Permit Search on the ePermitting page. The District's agency action is final unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57 of the Florida Statutes before the deadline for filing a petition. As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights. RIGHT TO REQUEST ADMINISTRATIVE HEARING A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision. If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry. Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible. A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon. FILING INSTRUCTIONS A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows: • Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406. • Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office	OSCEOLA COUNTY will receive and file the petition. • Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed. INITIATION OF AN ADMINISTRATIVE HEARING Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain: 1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known. 2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any. 3. An explanation of how the petitioner's substantial interests will be affected by the agency determination. 4. A statement of when and how the petitioner received notice of the SFWMD's decision. 5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate. 6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action. 7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action. 8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes. 9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action. MEDIATION The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time. RIGHT TO SEEK JUDICIAL REVIEW Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal. 11/14/25 1T IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CASE NO. 2025 CA 002412 MF MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. PATRICIA H. KENT, ET AL. Defendant(s). NOTICE OF ACTION TO: PATRICIA H. KENT RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 213 Memphis Pl, Saint Cloud, FL 34769 UNKNOWN TENANT #1 RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 213 Memphis Pl, Saint Cloud, FL 34769 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Osceola County, Florida: LOT 14 AND THE WEST 15 FEET OF VACATED GRAPE AVENUE ABUTTING THE REAR, SAVANNA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 62, 63 AND 64, AS CORRECTED IN O.R. BOOK 868, PAGES 2521, 2522 AND 2523, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint. This notice shall be published once a week for two consecutive weeks in La Gaceta. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Osceola County, Court Administration at (407) 742-2417, fax 407-835-5079 or at ctadm2@ocnjcc.org. Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741 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. Clerk of the Circuit Court By: s/ Deputy Clerk of the Court Tromberg, Miller, Morris & Partners 11/7-11/14/25LG 2T IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-004817	OSCEOLA COUNTY BRIGHTON LAKES COMMUNITY ASSOCIATION, INC., Plaintiff, vs. ROGER HERNANDEZ, Defendant(s). NOTICE OF SALE Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-004817, that resulted from the Final Hearing on or about October 21, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-004817 on about October 21, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Kelvin Soto, Esq., the Clerk of the Court will sell the property situated in OSCEOLA County, Florida described as: Lot 45, BRIGHTON LAKES PHASE 1 - PARCEL F, according to the map or plat thereof as recorded in Plat Book 13, Page 47, Public Records of Osceola County, Florida. and commonly known as: 2561 Volta Cir, Kissimmee, FL 34746; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, at 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, on November 25, 2025 at 11:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 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 this November 3, 2025. /s/ J. Clarke Brannon, Esq. Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff 202 S Rome Ave #125, Tampa, FL 33606 45107.251 11/7-11/14/25LG 2T IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000812 PR Division Probate IN RE: ESTATE OF THEODA MCCRIMON JR Deceased. NOTICE TO CREDITORS The administration of the estate of Theoda McCrimon III, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Suite 6460, Kissimmee, FL 34741 Courtroom 4A. 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. The Petitioner 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 November 7, 2025. Petitioner: Theoda McCrimon III 391 Cheyney Road Glen Mills, PA 19342 Attorney for Petitioner: /s/ Shawn Smith Shawn R.H. Smith Attorney Florida Bar Number: 489492 RTRLaw 189 S. Orange Avenue Suite 840 Orlando, FL 32801 Telephone: (407) 343-5152 Fax: (954) 370-1992 E-Mail: ssmith@rtrlaw.com 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA PNC Bank, National Association Plaintiff, vs. Paula M. Suarez, et al. Defendants. Case No.: 2020 CA 000618 MF Division: 61 Judge Christine E. Arendas NOTICE OF SALE Notice is hereby given that on January 7, 2026 at 11:00AM, the below named Clerk of Court will offer by sale in Osceola County (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
OSCEOLA COUNTY Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 the following described real property: Lot 6, Celebration West Village, according to the plat thereof as recorded in Plat Book 9, Pages 91-97, of the Public Records of Osceola County, Florida. Commonly known as: 610 Canne Place, Kissimmee, FL 34747 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 December 11, 2024, in Civil Case No. 2020 CA 000618 MF, pending in the Circuit Court in Osceola County, Florida. KELVIN SOTO CLERK OF THE CIRCUIT COURT OSCEOLA COUNTY, FLORIDA Craig P. Rogers (FLBN: 352128) Michael E. Carleton (FLBN: 1007924) Jordan A. Zepetello (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 11080-1023747 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 002240 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. VAGNER ALMEIDA LLC, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Evan M. Calhoun Last Known Address: 3071 Yellow Lantana Ln, Kissimmee, FL 34747 Current Residence: UNKNOWN TO: Evan M. Calhoun Last Known Address: 5350 Arlington Expy Apt 2301 Jacksonville FL 32211 Current Residence: UNKNOWN TO: Evan M. Calhoun Last Known Address: 3071 Yellow Lantana LN, Jacksonville FL 32211 Current Residence: UNKNOWN TO: Evan M. Calhoun Last Known Address: 4220 Barwood Dr Orlando FL 32839 Current Residence: UNKNOWN TO: Evan M. Calhoun Last Known Address: 13401 Keisler CT Herndon VA 20170 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 53, Encantada, Phase 1, according at thereof as recorded in Plat Book 17, Page 186, of the Public Records of Osceola County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 7th December, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and the seal of this Court this 30th day of October, 2025. KELVIN SOTO As Clerk of Court By: Kelvin Soto, Esq. Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1023998 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 002252 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ODMAR LAROSE, THALES LAROSE AND ROSELIE SAVOIE, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Roselie Savoie Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Roselie Savoie Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN TO: Roselie Savoie Last Known Address: 5404 Limelight Circle Kissimmee FL 34758 Current Residence: UNKNOWN TO: Roselie Savoie Last Known Address: 5412 Limelight Cir APT 8 Orlando FL 32839 Current Residence: UNKNOWN TO: Roselie Savoie Last Known Address: 900 W Washington ST APT 7 Orlando FL 32805 Current Residence: UNKNOWN TO: Thales Larose Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Thales Larose Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN	OSCEOLA COUNTY TO: Thales Larose Last Known Address: 5404 Limelight Circle Kissimmee FL 34758 Current Residence: UNKNOWN TO: Unknown spouse of Odmarr Larose Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Unknown spouse of Odmarr Larose Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN TO: Unknown spouse of Odmarr Larose Last Known Address: 5404 Limelight Circle APT. 4 Orlando FL 32839 Current Residence: UNKNOWN TO: Odmarr Larose Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Odmarr Larose Last Known Address: 5404 Limelight Circle APT. 4 Orlando FL 32839 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 19, Block 1353, Poinciana Neighborhood 1 South, Village 1, according to the Plat thereof, as recorded in Plat Book 3, Page 9, of the Public Records of Osceola County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 16th, December, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and the seal of this Court this 28th day of October, 2025. KELVIN SOTO As Clerk of Court By: Kelvin Soto, Esq. Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1023905 IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CC 005569 CF THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC., Plaintiff, vs. MILENY PENA, Defendant. NOTICE OF ACTION TO: MILENY PENA 1754 Boat Launch Road Kissimmee, FL 34746 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida: Lot 191, SHINGLE CREEK RESERVE AT THE OAKS PHASES III and IV, According To The Map Or Plat Thereof, As Recorded In Plat Book 20, Pages 108 Through 110, Inclusive, Of The Public Records Of Osceola 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 16th December 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: 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. WITNESS my hand and the seal of this Court on this 30th day of October, 2025. Kelvin Soto, Esq. Clerk of Court and Comptroller By: /s/ Susan Vis Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff Firm File: 019916.00327 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2025-CA-1396OC JESSICA NICOLE MARTIN Plaintiff, vs. KENNETH F. GORTON Defendant NOTICE OF ACTION TO: Kenneth F. Gorton, Defendant, and to all parties claiming interest by, through, under or against Defendant. YOU ARE YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Tortious	OSCEOLA COUNTY Interference with Expected Inheritance. The action was instituted in the Ninth Judicial Circuit Court, OSCEOLA County, Florida, and is styled JESSICA NICOLE MARTIN vs. KENNETH F. GORTON. You are required to serve a copy of your written defenses, if any, to the action on Aaron W. Saoud, Esq., Plaintiff's attorney, whose address is 2202 N. Westshore Blvd. Suite 200, Tampa, FL 33607, within 30 days and file the original with the clerk of this court either before service on Aaron W. Saoud, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. DATED: October 20, 2025 Kelvin Soto, Esq., Clerk of the Circuit Court & County Comptroller By: Katherine Carmack, Deputy Clerk 10/31-11/21/25LG 4T PASCO COUNTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO AND PINELLAS COUNTIES, FLORIDA Case No.: 25-4239-DR Judge: DANIEL DWIGHT DISKEY DANIELLE HANDERHAN, Petitioner, and CHRISTOPHER LEUEMANN, Respondent. NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD) TO: CHRISTOPHER LEUEMANN 7206 Ashwood Drive Port Richey, FL 33548 YOU ARE NOTIFIED that an action for PETITION FOR CHANGE OF NAME has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DANIELLE HANDERHAN, whose address is 7509 Como Drive, New Port Richey, FL 34655 (or via email upon counsel of Petitioner at the email designated for electronic service: gpotlaw@gmail.com), on or before 12/15/2025, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654 (West Pasco Judicial Center), before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated November 12, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Melanie Gray 11/14-12/5/25LG 4T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No: 2025CA002928CAAXES Carrington Mortgage Services, LLC, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants by, through, under or against, Janna Parramore, Deceased 4417 Hawksley Pl Wesley Chapel, FL 33545 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 39, BLOCK 1, HAMILTON PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 140 TO 144 INCLUSIVE, 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 Nick Geraci, 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 December 15th, 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	PASCO COUNTY 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 the 12th day of November, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joynier Lender Legal PLLC 1800 Pembrook Dr #250, Orlando, FL 32810 11/14-11/21/25LG 2T IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 24-CC-006594 OAKSTEAD TOWNHOMES COMMUNITY ASSOCIATION, INC., Plaintiff, vs. BERNI ROSER CASTILLO AND DERBY NICOLLE RIVERA, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Foreclosure entered in this cause on November 10, 2025, by the County Court of Pasco County, Florida, the property described as: LOT 3, Block 6, Oakstead Townhomes, according to the plat thereof recorded at Plat Book 81, Pages 11 through 17, inclusive, of the Public Records of Pasco County, Florida. and more commonly known as 2962 Deer Pine Trail, Land O' Lakes, FL 34638 (hereinafter "Property"). will be sold to the highest bidder for cash at public sale by the Pasco County Clerk of Court, electronically online at www.pasco.realforeclose.com at 11:00 A.M. on January 13, 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654, (727) 847-2411, 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 11th day of November 2025. /s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 Attorneys for Plaintiff 11/14-11/21/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. Melissa Hill, et al., Defendants. Case No: 2024CA000539 AMENDED NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Uniform Final Judgment of Foreclosure dated November 4, 2025, and entered in Case No. 2024CA000539 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MELISSA HILL, UNKNOWN SPOUSE OF MELISSA HILL, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ORCHID LAKE VILLAGE CIVIC ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2 are Defendants, Nikki Alvarez-Sowles Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com beginning at 11:00 a.m. on December 15, 2025 the following described property set forth in said Final Judgment, to wit: Lot 9, Orchid Lake Village East Phase Two, as per plat thereof, recorded in Plat Book 23, Pages 83 through 85, of the Public Records of Pasco County, Florida. Property Address: 7607 Bramblewood Dr, Port Richey, FL 34668 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 November 5, 2025 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 5	PASCO COUNTY day of November 2025 to: MELISSA HILL 3530 GREENHLEN CR PALM HARBOR FL 34653 MELISSA HILL 7740 CROSIER CT NEW PORT RICHEY FL 34653 MELISSA HILL 7607 BRAMBLEWOOD DR PORT RICHEY FL 34668 MELISSA HILL 3530 GREENHLEN CR PALM HARBOR FL 34653 MELISSA HILL 7607 BRAMBLEWOOD DR PORT RICHEY FL 34668 UNKNOWN TENANT #1 7607 BRAMBLEWOOD DR PORT RICHEY FL 34668 UNKNOWN TENANT #2 7607 BRAMBLEWOOD DR PORT RICHEY FL 34668 SECRETARY OF HOUSING AND URBAN DEVELOPMENT c/o John F. Rudy III 400 North Tampa Street Suite 3200 Tampa, FL 33602 USAFLM.HUD@usdoj.gov DOJMDFla@hud.gov ORCHID LAKE VILLAGE CIVIC ASSOCIATION, INC Rehm, Gregory G 8015 Floral View Way Port Richey, FL 34668 /s/ Nick Geraci Nick Geraci, Esq. 11080-1024332 IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION LAKEVIEW LOAN SERVICING, LLC Plaintiff(s), CASE NO.: 2023CA005040CAAXWS v. GABRIELLE ALYSSA MILLER, STACEY JODAWN STOKES, PREFERRED CREDIT, 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 21st day of October, 2025, and entered in Case No. 2023CA005040CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and GABRIELLE ALYSSA MILLER; PREFERRED CREDIT, INC.; STACEY JODAWN STOKES; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY/N/K/A LUCAS MATTY 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 5th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1445, JASMINE LAKES UNIT 8-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 83, 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.8111 (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 29th day of October, 2025. By: /s/ Liana R. Hall Liana R. Hall, Esq. 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 11080-1023860 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA002053CAAXWS NATIONSTAR MORTGAGE LLC Plaintiff, vs. JO CHILDERS, LOIS CONGER, KURT CRUSEY, MICHAEL CRUSEY, NEIL CRUSEY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH E. REHM A/K/A DEBORAH REHM, RICH KERBER, RON KERBER, TERESA KNAPP A/K/A TERESA CRUSEY, (Continued on next page)

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PASCO COUNTY Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Amended Order on Motion to Disburse Funds In Registry of The Court to Watergrass Property Owners Association, Inc. and Reschedule The Foreclosure Sale entered in this cause on November 6, 2025, by the County Court of Pasco County, Florida, the property described as: LOT 10, Block 59, WATERGRASS PARCEL H-1, according to the plat thereof, as recorded in Plat Book 80, Page(s) 1, of the Public Records of Pasco County, Florida. and more commonly known as 7177 Talamore Dr., Wesley Chapel, FL 33545 (hereinafter "Property"). will be sold to the highest bidder for cash at public sale by the Pasco County Clerk of Court, electronically online at www.pasco.realforeclose.com at 11:00 A.M. on December 15, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654, (727) 847-2411, 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 6th day of November 2025. /s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 <i>Attorneys for Plaintiff</i> 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000587 IN RE: ESTATE OF CURTIS GALLIHER Deceased. NOTICE TO CREDITORS The administration of the estate of CURTIS GALLIHER, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025. Personal Representative: /s/ MONICA DEAR 10971 Echo Loop New Port Richey, Florida 34654 Attorney for Personal Representative: /s/ Michelle D'Angelone, Esq. Attorney Florida Bar Number: 0016478 7730 Little Road, Suite B New Port Richey, Florida 34654 Telephone: (727) 863-0644 Fax: (727) 255-5350 E-Mail: md.tdlaw@gmail.com Secondary E-Mail: intake.tdlaw@gmail.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000589 IN RE: ESTATE OF BRENT A. BOOTH Deceased. NOTICE TO CREDITORS The administration of the estate of BRENT A. BOOTH, deceased, whose date of death was October 28, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, 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.	PASCO COUNTY The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025. Personal Representative: /s/ EDWINA EVANS P.O. Box 1564 Port Richey, Florida 34673 Attorney for Personal Representative: /s/ Michelle D'Angelone, Esq. Attorney Florida Bar Number: 0016478 7730 Little Road, Suite B New Port Richey, Florida 34654 Telephone: (727) 863-0644 Fax: (727) 255-5350 E-Mail: md.tdlaw@gmail.com Secondary E-Mail: intake.tdlaw@gmail.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000658 IN RE: ESTATE OF DOROTHY ELLEN EGGERT Deceased. NOTICE TO CREDITORS The administration of the estate of DOROTHY ELLEN EGGERT, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, 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. 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 November 7, 2025. Personal Representative: /s/ NANCY COCUBINSKY 14116 Faldo Court Hudson, Florida 34667 Attorney for Personal Representative: /s/ Michelle D'Angelone, Esq. Attorney Florida Bar Number: 0016478 7730 Little Road, Suite B New Port Richey, Florida 34654 Telephone: (727) 863-0644 Fax: (727) 255-5350 E-Mail: md.tdlaw@gmail.com Secondary E-Mail: intake.tdlaw@gmail.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No: 2025CA003049CAAXWS CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. BRENDA GOSSAGE; et al, Defendants. NOTICE OF ACTION TO: BRENDA GOSSAGE 6234 Westport Dr Port Richey, FL 34668 BRENDA GOSSAGE 7551 Kerry St. New Port Richey FL 34653 BRENDA GOSSAGE 2346 Druid Rd E Lot 311 Clearwater FL 33764 UNKNOWN SPOUSE OF BRENDA GOSSAGE 6234 Westport Dr Port Richey, FL 34668 THE UNKNOWN SPOUSE OF BRENDA GOSSAGE 7551 Kerry St. New Port Richey FL 34653 THE UNKNOWN SPOUSE OF BRENDA GOSSAGE 2346 Druid Rd E Lot 311 Clearwater FL 33764 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN	PASCO COUNTY 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 61, WEST PORT SUBDIVISION, UNIT TWO, according to the plat thereof as recorded in Plat Book 11, Pages 149 and 150, 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 Nick Geraci, 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 December 8th, 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 the 3rd day of November, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Lender Legal PLLC 1800 Pembrook Dr #250, Orlando, FL 32810 11/7-11/14/25LG 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 (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 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 24, 2025. 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 11/7-11/14/25 2T ----- IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION LAKEVIEW LOAN SERVICING, LLC Plaintiff(s), CASE NO.: 2023CA005040CAAXWS v. GABRIELLE ALYSSA MILLER, STACEY JODAWN STOKES, PREFERRED CREDIT, 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 21st day of October, 2025, and entered in Case No. 2023CA005040CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and GABRIELLE ALYSSA MILLER; PREFERRED CREDIT, INC.; STACEY JODAWN STOKES; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTYN/K/A LUCAS MATTY 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 5th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 1445, JASMINE LAKES UNIT 8-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 83, PUBLIC RECORDS OF PASCO COUNTY,	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 29th day of October, 2025. By: /S/ Liana R. Hall Liana R. Hall, Esq. 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 11080-1023860 ----- IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION LAKEVIEW LOAN SERVICING LLC. Plaintiff(s), CASE NO.: 2023CA004136CAAXWS v. UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; THERESA EADEROSO A/K/A THERESA A. EADEROSO; TROUBLE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC. Defendant(s). NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of October, 2025, and entered in Case No. 2023CA004136CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Lakeview Loan Servicing LLC. is the Plaintiff and THERESA EADEROSO A/K/A THERESA A. EADEROSO, UNKNOWN SPOUSE OF THERESA EADEROSO A/K/A THERESA A. EADEROSO, TROUBLE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC., BANK OF AMERICA, N.A. and UNKNOWN TENANT 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 21, TROUBLE CREEK VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 45 AND 46, 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 21st 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 11080-1023341 ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No: 512025CA001400CAAXWS EQUITY PRIME MORTGAGE LLC, Plaintiff, vs. KENNETH ADAMS, et al, Defendants. NOTICE OF ACTION TO: KENNETH ADAMS 11411 Stansberry Dr Port Richey, FL 34668 KENNETH ADAMS 11818 Pasco Terrace Ct Port Richey, FL 34668 KENNETH ADAMS 12040 Kitten Trail Hudson, FL 34669 THE UNKNOWN SPOUSE OF	PASCO COUNTY KENNETH ADAMS 11411 Stansberry Dr Port Richey, FL 34668 THE UNKNOWN SPOUSE OF KENNETH ADAMS 12040 Kitten Trail Hudson, FL 34669 THE UNKNOWN SPOUSE OF KENNETH ADAMS 11818 Pasco Terrace Ct Port Richey, FL 34668 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 45, Timber Oaks Unit 8, according to the plat thereof, as recorded in Plat Book 17, Page(s) 100 through 103, inclusive, of the Public Records of Pasco County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rashida Willhoit, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before December 8th, 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 the 31st day of October, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Shakira Ramirez Pagan Lender Legal PLLC 1800 Pembrook Dr #250, Orlando, FL 32810 11/7-11/14/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-001756 MIRADA VILLAS HOMEOWNER'S ASSOCIATION, INC., Plaintiff, vs. TEODORO EFRAIN HERNANDEZ, Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 31, 2025 by the County Court of Pasco County, Florida, for the following property described as: Lot 91, Block 23, MIRADA PARCEL 16-1, according to the plat as recorded in Plat Book 80, Pages 84 through 90, of the Public Records of Pasco County, Florida. will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on December 2, 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. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ 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> 11/7-11/14/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-002474 CONCORD STATION COMMUNITY ASSOCIATION, INC., Plaintiff, vs. DAMON DEMON HAWKINS AND MICHA L. HAWKINS, Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Foreclosure entered in this cause on October 29, 2025 by the County Court of Pasco County, Florida, for the following property described as: Lot 25, in Block B, of CONCORD STATION PHASE 5, UNITS A1 AND A2, according to the plat thereof, as recorded in Plat Book 70, Page 134, of the Public Records of Pasco County, Florida. will be sold at public auction by the Pasco (Continued on next page)

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PASCO COUNTY County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on December 10, 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. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ Alexa C. Caldevilla, Esquire Florida Bar No. 1031636 acaldevilla@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 <i>Attorney for Plaintiff</i> 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001366 IN RE: ESTATE OF RUSSELL EDWARD FARNANDEZ, JR. Deceased NOTICE TO CREDITORS The administration of the estate of Russell Edward Farnandez, Jr., deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The date of first publication of this notice is November 7, 2025. Personal Representative: Daniel Sean-Farnandez Rufus 11636 Morgan Ave. Plymouth, Michigan 48170 Attorney for Personal Representative: Aaron W. Saoud, Esq. Florida Bar Number: 096124 AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: service@awslaw.org Secondary E-Mail: attorney@awslaw.org 11/7-11/14/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025-CC-006527 GREAT CYPRESS VILLAGE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. BETTY WADE AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANT CLAIMING BY, THROUGH, UNDER OR AGAINST BETTY WADE, Defendants. NOTICE OF ACTION TO: BETTY WADE AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANT CLAIMING BY, THROUGH, UNDER OR AGAINST BETTY WADE YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property: Lot 5, LAKE MARINETTE MOBILE HOME PARK, according to the map or plat thereof as recorded in Plat Book 18, Pages 30 and 31, Public Records of Pasco County, Florida, together with mobile home title number 74868016 and 74868017. Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before December 8, 2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or	PASCO COUNTY petition. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (727) 847-8199, via Florida Relay Service. DATED on October 31st, 2025. Nikki Alvarez-Sowles Clerk of the Court, Pasco County By /s/ Shakira Ramirez Pagan Deputy Clerk Michelle T. Reiss, Esquire Florida Bar No. 36993 APPLETON REISS, PLLC 215 N. Howard Avenue, Suite 200 Tampa, Florida 33606 (813) 542-8888 Attorneys for Plaintiff 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No: 24-CP-001182 Division: X IN RE: ESTATE OF YOLANDA G. RICHMOND, Deceased. NOTICE TO CREDITORS The administration of the estate of Yolanda G. Richmond, deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025. Personal Representative: /s/ Darlene Ciucio DARLENE CIUCIO 3008 W. Kirby Street Tampa, FL 33634 Attorney for Personal Representative /s/ Francis Hannon FRANCIS HANNON, ESQ. Florida Bar No. 98528 DeWitt Law Firm, P.A. 1560 W. Cleveland Street Tampa, FL 33606 francis@dewittlaw.com jessica.vasconez@dewittlaw.com Tel: (813) 251-2701 Fax: (813) 251-2704 11/7-11/14/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-003498 UNION PARK TOWNHOMES COMMUNITY ASSOCIATION, INC., Plaintiff, vs. VIJAY BALAGOPALA AND SRUTHI RAMANI, Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 28, 2025 by the County Court of Pasco County, Florida, for the following property described as: Lot 35, Block 11, UNION PARK PHASE 7A AND OLDWOODS AVENUE EXTENSIONS PHASES 1, 2, 3 AND 4A, according to the plat as recorded in Plat Book 76, Page 55 through 63, of the Public Records of Pasco County, Florida. will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on December 2, 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. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ Katherine Martinez, Esq. Florida Bar No.: 70879 kmartinez@bushross.com BUSH ROSS, P.A.	PASCO COUNTY Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 <i>Attorney for Plaintiff</i> 11/7-11/14/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-000958 UNION PARK TOWNHOMES COMMUNITY ASSOCIATION, INC., Plaintiff, vs. JOHNATHAN LIZARDO and ARGELIA ALBANIA RARMIEZ, Defendant(s). NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 28, 2025 by the County Court of Pasco County, Florida, for the following property described as: Lot 38, Block 8, UNION PARK PHASE 7B, according to the plat as recorded in Plat Book 82, Pages 138 through 143, inclusive of the Public Records of Pasco County, Florida. will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on December 2, 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. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. /s/ 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> 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION FILE NUMBER: 2025-CP-001717 IN RE: ESTATE OF SYLVIA A. BOGNAR, Deceased. NOTICE TO CREDITORS The administration of the estate of SYLVIA A. BOGNAR, deceased, File Number: 2025-CP-001717-CP-AXES, whose date of death was April 27, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is PO Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and 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 THE FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of 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 or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk. The date of first publication of this notice is November 7, 2025. Personal Representative: BRYAN A. BOGNAR 17515 Mallard Court Lutz, FL 33559 Attorney for Personal Representative: Amber L. Nicol, Esq. FBN: 1028018 TAMPA BAY WILLS 447 52nd Avenue S St. Petersburg, FL 33705 Telephone No.: (727) 265-1592 amber@tampabaywills.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001407CPAXES IN RE: ESTATE OF JOHN HENRY STEVENS, SR. Deceased. NOTICE TO CREDITORS The administration of the estate of John Henry Stevens, Sr., deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is	PASCO COUNTY 7530 Little Road New Port Richey, Florida, 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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 11/7/2025. Personal Representative: John H. Stevens, Jr. 610 North Quincy Street Brocton, Massachusetts 02302 Attorney for Personal Representative: Andrew Ponnock Attorney for Petitioner Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, Florida 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2025-DR2624WS HILLARY M COLON RAMOS, Petitioner and MARTIN GARCIA DUPREY, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD TO: MARTIN GARCIA DUPREY Last known address: 7125 Congress St New Port Richey, FL 34653 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 HILLARY M COLON RAMOS, whose address is 7745 Chapel Ave, Port Richey, FL 34668, on or before 12/2/2025, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 10/27/25 Nikki Alvarez-Sowles Clerk of the Circuit Court By: /s/ Julian Garcia Deputy Clerk 10/31-11/21/25LG 4T ----- PINELLAS COUNTY	PINELLAS COUNTY Last Known Address: 1109 Pinellas Bayway S 306, Saint Petersburg, FL 33715 UNKNOWN SPOUSE OF DEBBIE L. RADSICK Last Known Address: 1109 Pinellas Bayway S 306, Saint Petersburg, FL 33715 UNKNOWN TENANT #1 Last Known Address: 1109 Pinellas Bayway S 306, Saint Petersburg, FL 33715 UNKNOWN TENANT #2 Last Known Address: 1109 Pinellas Bayway S 306, Saint Petersburg, FL 33715 TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in PINELLAS County, Florida, legally described as: LOT 20, PELICAN ISLE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 63, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. This property is located at the street address of: 1109 Pinellas Bayway S, Apt 306, Saint Petersburg, FL 33715. YOU ARE REQUIRED to serve a copy of your written defenses within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition. This Notice shall be published once a week for two consecutive weeks in the La Gaceta. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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. 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. WITNESS my hand and the seal of the court on November 12, 2025. Ken Burke, CPA Clerk of The Circuit Court By: /s/ Thomas Smith Deputy Clerk MCMICHAEL TAYLOR GRAY, LLC 11/14-11/21/25LG 2T ----- IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No. 21-009063-CO BRIAR CREEK MOBILE HOME COMMUNITY II, INC., a Florida not-for-profit corporation, Plaintiff, vs. LANI A. KIMMEL 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. 21-009063-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein BRIAR CREEK MOBILE HOME COMMUNITY II, INC. is Plaintiff, and LANI A. KIMMEL, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on December 18, 2025, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit: That certain condominium parcel described as Lot 7, Block "S", of BRIAR CREEK MOBILE HOME COMMUNITY II, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Book 5039, Page 1378, and recorded in Condominium Plat Book 42, Page(s) 86 through 94, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with any undivided share in the common elements appurtenant to such unit. Together with that 1981 CELT Mobile Home unit situate thereon with VIN #s KBFLSNA243132 and KBFLSNB243132 and Title #s 21007186 and 21007187. Property Address: 130 Vinewood Drive, Safety Harbor, FL 34695-4687 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale. Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding. Dated November 12, 2025 /s/ Scott B. Tankel PRIMARY E-MAIL: pleadings@tankellawgroup.com Scott B. Tankel, Esq., FBN 118453 TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 Attorney for Plaintiff 11/14-11/21/25LG 2T ----- IN THE COUNTY COURT IN AND FOR PINELLAS COUNTY, FLORIDA (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PINELLAS COUNTY CIVIL DIVISION CASE NO.: 25-CC-007547 THE ISLANDER CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. WILMER E. EICHLER, Defendant. NOTICE OF ACTION TO: WILMER E. EICHLER 105 Island Way, Unit 114 Clearwater, FL 33767 YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pinellas County, Florida: Unit 114 OF THE ISLANDER ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGES 64, 65 AND 66, BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 128, AS AMENDED, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO. 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, Esq., 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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. 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 12th day of November, 2025. Ken Burke, Clerk of Court By /s/ Thomas Smith Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff 11/14-11/21/25LG 2T ----- IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-008301-CO PRINCESS ANN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ALLISON LOWE, an unmarried woman and UNKNOWN TENANT, Defendants. NOTICE OF ACTION STATE OF FLORIDA TO: ALLISON LOWE, an unmarried woman, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN. YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida: That certain condominium parcel consisting of Unit 9, together with an undivided share in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, easements, restrictions, and other provisions of that certain Declaration of Condominium of Princess Ann, A Condominium, recorded in Official Records Book 4876, Pages 1861 through 1907, inclusive, and any amendments thereto, and according to the plat thereof, as recorded in Condominium Plat Book 35, Page 10, and any amendments thereto, Public Records of Pinellas County, Florida. has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on: SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services. DATED on this 10th day of November, 2025. Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No.: 24-004296-CI Division: Section 7 REGIONS BANK d/b/a REGIONS MORTGAGE, Plaintiff, -vs- JEREMY A. MILLER and UNKNOWN	PINELLAS COUNTY SPOUSE OF JEREMY A. MILLER, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants. NOTICE OF SALE Notice is hereby given that, pursuant to an Order Rescheduling Foreclosure Sale and a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pinellas County, Florida, Ken Burke, the Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as: THE WEST 1/2 OF LOT 17 AND ALL OF LOT 18, BLOCK 13, SHORE ACRES CENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93-S, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. at public sale, to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com beginning at 10:00 a.m. on December 3, 2025. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES. NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. DATED this 5th day of November, 2025. ROD B. NEUMAN, Esquire For the Court By: /s/ ROD B. NEUMAN, Esquire Gibbons I Neuman 3321 Henderson Blvd, Tampa, FL 33609 11/14-11/21/25LG 2T ----- IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-008170-CO LAFAYETTE SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ERIK JOHN VARES, a single man and UNKNOWN TENANT, Defendants. NOTICE OF ACTION STATE OF FLORIDA TO: ERIK JOHN VARES, a single man, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN. YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida: Unit 104, Building A, of Lafayette Square, Phase 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5254, Page(s) 550, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida. has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on: SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services. DATED on this 10th day of November, 2025. Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-008791-ES Division Probate IN RE: ESTATE OF GLENDA BALOS, a/k/a GLENDA RUSSO, a/k/a GLENDA ELLEN BALOS-RUSSO Deceased. NOTICE TO CREDITORS The administration of the estate of GLENDA BALOS, a/k/a GLENDA RUSSO, a/k/a GLENDA ELLEN BALOS-RUSSO, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court within 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	PINELLAS COUNTY 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 November 14, 2025. Personal Representative: /s/ Jordene Sue Mark JORDENE SUE MARK 63 Thompson Street, Apt. 3B New York, NY 10012 Attorney for Personal Representative: /s/ Cynthia I. Waisman, Esq. Cynthia I. Waisman, P.A. Florida Bar Number: 0169986 2451 McMullen Booth Road, Suite 214 Clearwater, FL 33759 Telephone: (727) 712-2299 Fax: (813) 890-3461 E-Mail: cynthia@cynthiawaismanlaw.com Secondary E-Mail: cynthiawaisman@gmail.com 11/14-11/21/25LG 2T ----- Notice of Public Auction Notice of public auction for monies due on Storage Units. Auction will be held on November 25th 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows: 10314-10340 US HWY 19 PORT RICHEY, FL 34668 210 VINCENT PENSABENE \$337.40 2346-50 KENNETH YAGER \$768.35 1258 MARY LISA MARTIN \$654.50 2416 GEORGE FACCIO \$516.80 1563 KALA ADAMS \$232.85 1277 DEBORAH CANALES RETAMAR \$309.35 2183 GABRIEL ROBERTS \$366.80 2112 OCTAVIA SULLIVAN \$516.80 1539 RICHARD GREENSTEIN \$416.45 1234 TAVIAN BROOKS \$309.35 2180 BELCHER RD S. LARGO FL 33771 E149 CAROL PETITE \$1,173.40 6249 SEMINOLE BLVD SEMINOLE FL 33772 349 DAVID SEVENER \$355.25 811 HEATHER DARCY \$470.90 904 JAMARA SMILEY \$278.75 6209 US HWY 19 NEW PORT RICHEY FL 34652 E020 MEGAN DANIELS \$351.50 4015 PARK BLVD. PINELLAS PARK, FL 33781 D224 CHRISTOPHER FISHER \$397.40 C131 ALEXIA MILIAN \$789.90 D245 JERROD DOUSE \$789.90 C032 BRIEN WATSON \$744.00 C207 ISVARA DHANESAR \$458.60 B135 TAMEIKA SHEDRICK \$698.90 A012 GORDON COLLINS \$780.00 13240 WALSINGHAM RD. LARGO, FL 33774 D272 CHERYL BURGMAN \$562.70 975 2ND AVE S. ST. PETERSBURG, FL 33705 2033 MAYCON MOTADASILVA \$606.30 4062 SIBWEIA FRAZER \$436.90 5056 ERIC MCMILAN \$633.90 6118 US HWY 19 N. NEW PORT RICHEY, FL 34652 C574 MATTHEW JETTER \$171.65 B325 RENE CASTELLANOS \$366.80 12420 STARKEY RD. LARGO, FL 33773 CB08 SCOTT DEARING \$396.00 C004 PATRICIA MORRISSEY \$771.00 13564 66TH ST N. LARGO FL 33771 L051 ZACHARY DUNLOP \$397.40 23917 US 19 N. CLEARWATER FL 33765 2336 LASONYA PERRY \$385.10 2356 DIEGO ORTIZ \$841.30 2300 GLENN SCOTT \$508.25 1302 KELLY CORCORAN \$1,061.40 5200 PARK ST. ST PETERSBURG FL 33709 095 JANIA WILLIAMS \$759.30 547 JOHANNA GAVIOLA \$498.20 11/14-11/21/25LG 2T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the under-signed intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: SEDCO Owner: Sunshine State Economic Development Corporation 14141 46th St N, Suite 1206 Clearwater, FL 33762 Owner: Angela B. Miranda 13797 74th Ave N. Seminole, FL 33776 11/14/25LG 1T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 23-011602-ES IN RE: ESTATE OF CRAIG F. DEVONSHIRE Deceased. NOTICE OF ACTION (formal notice by publication) TO: JULIE DEVONSHIRE And Any and All Heirs of the Estate of Craig F. Devonshire YOU ARE NOTIFIED that a PETITION FOR APPROVAL OF CONFIDENTIAL SETTLEMENTS AND ALLOCATION 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 ♦ DIEDICUE, P.A., 2307	PINELLAS COUNTY W. Cleveland Street, Tampa, FL 33609, on or before December 12th, 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 November 6th, 2025. Ken Burke Clerk of the Circuit Court & Comptroller As Clerk of the Court By: s/ Alma T. As Deputy Clerk First Publication on November 14th, 2025 11/14-12/5/25LG 4T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the under-signed intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: CULTIVANDO WELLNESS Owner: Kimberly Perez 2194 Main Street Dunedin, FL 34698 11/14/25LG 1T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-008623-ES IN RE: ESTATE OF ROBERT SANDOR JR., Deceased. NOTICE TO CREDITORS The administration of the Estate of Robert Sandor Jr., deceased, whose date of death was April 20, 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 November 7, 2025. Personal Representative: Cynthia Anna Sandor 149 Garden Street Conneaut, Ohio 44030 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 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009746-ES IN RE: ESTATE OF STEVEN KARL ALLEN a/k/a STEVEN ALLEN, Deceased. NOTICE TO CREDITORS The administration of the Estate of Steven Karl Allen a/k/a Steven Allen, deceased, whose date of death was July 8, 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	PINELLAS COUNTY TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative: Marcia Daba Allen 4168 Capitol Drive Palm Harbor, Florida 34685 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 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009429-ES IN RE: ESTATE OF LORIANNE ROSE, Deceased. NOTICE TO CREDITORS The administration of the Estate of Lorianne Rose, deceased, whose date of death was September 8, 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 November 7, 2025. Personal Representative: Susan Fix 4 Lightning Lane Salem, Massachusetts 01970 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.crnbis@atcauselaw.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP7911 IN RE: ESTATE OF PATRICIA L. VENTURA Deceased. NOTICE TO CREDITORS The administration of the estate of PATRICIA L. VENTURA, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PINELLAS COUNTY FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025. Personal Representative: /s/ Michelle D'Angeline MISCHELLE C. D'ANGELONE 7730 Little Road Suite B New Port Richey, Florida 34654 Attorney for Personal Representative: /s/ Michelle D'Angeline Michelle D'Angeline, Esq. Attorney Florida Bar Number: 0016478 7730 Little Road Suite B New Port Richey, Florida 34654 Telephone: (727) 863-0644 Fax: (727) 255-5350 E-Mail: md.tdlaw@gmail.com Secondary E-Mail: serve.tdlaw@gmail.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010001-ES IN RE: ESTATE OF MICHELLE JOHNSON Deceased NOTICE TO CREDITORS The administration of the estate of MICHELLE JOHNSON, deceased, whose date of death was July 16, 2024; File Number 25-010001-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 November 7, 2025. Personal Representative: RENEE JOHNSON DUDLEY 2433 11th Street South St. Petersburg, FL 33705 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 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-007345-ES Section 003 IN RE: ESTATE OF ANDREW JUHASZ, SR. Deceased. NOTICE TO CREDITORS The administration of the estate of ANDREW JUHASZ, SR., deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for PINELLAS County, Florida Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025. Personal Representative: /s/ Andrew Juhasz, Jr. Andrew Juhasz, Jr. 1717 Providence Rd. Elizabeth City, North Carolina 27909 Attorney for Personal Representative: /s/ Mary G. McDermott	PINELLAS COUNTY Mary Greenwood McDermott, Esq. Florida Bar Number: 612456 Brandon Family Law Center, LLC 710 Oakfield Dr., Ste. 254 Brandon, Florida 33511 Telephone: (813) 653-1744 Fax: (813) 654-6830 E-Mail: service@brandonfamilylaw.com Sec E-Mail: mary@brandonfamilylaw.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF: 25-009657-ES IN RE: ESTATE OF NADINE MARIE PETERS, Deceased. NOTICE TO CREDITORS The administration of the estate of NADINE MARIE PETERS, deceased, whose date of death was July 22, 2025 and whose social security number is xxx-xx-8115 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 Petitioner and the Petitioner's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT 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 November 7, 2025. Petitioners /s/ MARY E. BUTTERFIELD PO Box 1 Wisner, NE 68791 /s/ JESSE L. PETERS 20560 Binney Street Elkhorn, NE 68022 Attorney for Petitioners /s/ DANIELLE L. VAUGHN, ESQ. BCS, LLM Florida Bar Number: 89414 Email: dv@dvaughnlaw.com ALLISON N. COURI, ESQ Florida Bar Number: 1040251 Email: acouri@dvaughnlaw.com VAUGHN LAW, PLLC 350 Corey Avenue St. Pete Beach, FL 33706 Telephone: (727) 223-6080 Facsimile: (727) 645-4226 Secondary Email: greta@dvaughnlaw.com 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-004968-CI FREEDOM MORTGAGE CORPORATION Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN PAUL A/K/A JOHN DAVID PAUL, 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 John Paul A/K/A John David Paul Last Known Address: 10623 103rd St, Largo, FL 33773 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 63, FIRST ADDITION TO SEMINOLE RIDGE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 34, Page 6, of the Public Records of Pinellas 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 a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 863) 534-4686, at least 7 days before the schedule court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 31st day of October, 2025. Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: s/ Thomas Smith As Deputy Clerk Miller, George & Suggs, PLLC 11/7-11/14/25LG 2T ----- IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA	PINELLAS COUNTY PROBATE DIVISION File No. 25-010077-ES IN RE: ESTATE OF DANA GENEVA BASINGER a/k/a DANA G. BASINGER a/k/a DANA BASINGER, Deceased. NOTICE TO CREDITORS The Administration of the Estate of Dana Geneva Basinger a/k/a Dana G. Basinger a/k/a Dana Basinger, Deceased, whose date of death was September 16, 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 November 7, 2025. Personal Representative: Pamela Barger 12501 Ulmerton Road, Load 24 Largo, Florida 33774 Attorney for Personal Representative: Ashly Mae Guemaccini, 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 11/7-11/14/25LG 2T ----- IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNER Case No. CV09-25-1205 NORTH IDAHO FLOOD AND FIRE, LLC, an Idaho limited liability company, Plaintiff, vs. ROBERT SHAIN KRAEMER and TAMA CHANTE KRAEMER, husband and wife, Defendants. SUMMONS FOR PUBLICATION TO: ROBERT SHAIN KRAEMER and TAMA CHANTE KRAEMER, husband and wife, You have been sued by NORTH IDAHO FLOOD AND FIRE, LLC, an Idaho limited liability company, the Plaintiff, in the District Court in and for Bonner County, Idaho, Case No. CV09-25-1205. The nature of the claim against you is breach of contract. Any time after 21 days following the last publication of this Summons, the court may enter a judgment against you without further notice, unless prior to that time you filed a written response in the proper form, including the case number and paid any required filing fee to the Clerk of the Court at Bonner County Courthouse, 215 S. First Avenue, Sandpoint, Idaho 83864, telephone number (208) 265-1432, and served a copy of your response on the Plaintiff's attorney at Adam O. Finney, Finney Finney & Finney, P.A., Old Power House Building, 120 East Lake Street, Suite 317, Sandpoint, Idaho 83864, telephone number (208) 263-7712. A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter. DATED 9/18/2025. BONNER COUNTY DISTRICT COURT By: Charity L. Hadley Deputy Clerk ADAM O. FINNEY FINNEY FINNEY & FINNEY, P.A. Attorneys at Law Old Power House Building 120 East Lake Street, Suite 317 Sandpoint, Idaho 83864 Phone: (208) 263-7712 Fax: (208) 263-8211 iCourt: adamfinney@finneylaw.net ISB No. 11545 Attorneys for Plaintiff 11/7-11/28/25LG 4T ----- IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-006862-CO PENTHOUSE GROVES ASSOCIATION NO. A, INC., a Florida not-for-profit corporation, Plaintiff, vs. PAUL D. SIVESIND and SHELLY BAILEY, husband and wife, Defendants. NOTICE OF ACTION STATE OF FLORIDA TO: PAUL D. SIVESIND and SHELLY	PINELLAS COUNTY BAILEY, husband and wife,, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN. YOU ARE NOTIFIED that an action for Declaratory Judgment Determining Condominium Unit is Abandoned and to Appoint a Receiver to Lease Abandoned Unit in Pinellas County, Florida: Unit B-215, PENTHOUSE GROVES UNIT A, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 3452, Page 429, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements. has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on: SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a 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 (727) 464-4062. 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 16th day of October, 2025. Ken Burke, Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk 10/24-11/14/25LG 4T ----- POLK COUNTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA-003445-A000-BA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MICHAEL LEE STEPHENSON AND MORGAN LEE STEPHENSON, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Unknown Spouse of Thelma B. Lamb Last Known Address: 1218 Longwood Oaks Blvd, Lakeland, FL 33811 Current Residence: UNKNOWN TO: Unknown Spouse of Steven W. Lamb Last Known Address: 105 Forrest Ct, Springfield, TN 37172 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 36, COUNTRY KNOLL, according to the plat thereof, recorded in Plat Book 84, Page 42, of the Public Records of Polk County, Florida. Together with the 1990 MERI Mobile Home Vin Nos.: SW356G29519A and SW356G29519B, Title Nos.: 48902826 and 48908430. 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 12/15/2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 6th day of November, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: A.Nieves As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024492 ----- IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA003384A000BA LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. ANDRAL SUE RAPHAEL A/K/A ANDRAL RAPHAEL, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Andral Sue Raphael Last Known Address: 507 Big Sioux Ct, Poinciana, FL 34759 Current Residence: UNKNOWN TO: Andral Sue Raphael Last Known Address: 904 Federal ST, Orlando, FL 32805 Current Residence: UNKNOWN TO: Andral Sue Raphael Last Known Address: 8544 Park Highland Dr, Orlando, FL 32818 Current Residence: UNKNOWN TO: Andral Sue Raphael Last Known Address: 1625 Mercy DR, APT 14, Orlando, FL 32808. Current Residence: UNKNOWN TO: Unknown spouse of Andral Sue Raphael A/K/A Andral Raphael Last Known Address: 507 Big Sioux Ct, Poinciana, FL 34759	POLK COUNTY Current Residence: UNKNOWN TO: Unknown spouse of Andral Sue Raphael A/K/A Andral Raphael Last Known Address: 904 Federal ST, Orlando, FL 32805 Current Residence: UNKNOWN TO: Unknown spouse of Andral Sue Raphael A/K/A Andral Raphael Last Known Address: 8544 Park Highland Dr, Orlando, FL 32818 Current Residence: UNKNOWN TO: Unknown spouse of Andral Sue Raphael A/K/A Andral Raphael Last Known Address: 1625 Mercy DR, APT 14, Orlando, FL 32808. Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 10, BLOCK 3030, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/14/25, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 4th day of November, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: /s/Sebastian Irlanda As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024444 ----- IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA-007054-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS, LUZ ENIDA GONZALEZ, HAINES RIDGE HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of October, 2025, and entered in Case No. 2023CA-007054-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS; LUZ ENIDA GONZALEZ; and HAINES RIDGE HOMEOWNERS ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 19th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 105, HAINES RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 150, PAGES 7 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AFFIDAVIT OF SURVEYOR RECORDED IN OFFICIAL RECORDS BOOK 7792, PAGE 661, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 28th 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 11080-1023763 ----- IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA-001515-A000-BA FREEDOM MORTGAGE CORPORATION PLAINTIFF, vs. JULIA JANELLE JACKSON, UNKNOWN SPOUSE OF JULIA JANELLE JACKSON, TERRALARGO COMMUNITY ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 24th day of October, 2025, and entered in Case No. 2025CA-001515-A000-BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein

POLK COUNTY

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 assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

DATED at Polk County, Florida, this 4th day of November, 2025.
RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rslaw.com
By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795
TL/24-F000468
11/7-11/14/25LG 2T

IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP0024350000XX
IN RE: ESTATE OF
GLENN EDWIN MORTIMER
Deceased.

NOTICE OF ACTION
(Formal Notice by Publication)
TO: RICHARD GLENN MORTIMER
WHEREABOUTS UNKNOWN
YOU ARE NOTIFIED THAT a PETITION FOR APPROVAL OF CONFIDENTIAL SETTLEMENT AND ALLOCATION AS TO SETTLEMENT WITH LIFE CARE CENTER OF WINTER HAVEN 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: Anthony F. Diecidue, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before December 4, 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 October 21, 2025.
Stacy M. Butterfield, CPA
As Clerk of the Court
By: s/ Loretta Hill
As Deputy Clerk
11/7-11/28/25LG 4T

NOTICE OF SUSPENSION
POLK COUNTY
To: DARRIUS D. SMITH
Case No: CD202506198/D 3438347
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.
11/7-11/28/25LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 000863 NC
LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF,
VS.
ROBERT P. NOWLAN, ET AL.,
DEFENDANTS.
RE-NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Emergency Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for November 10, 2025 dated the 7th day of November, 2025, and entered in Case No. 2025 CA 000863 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and CHRISTINA M. SOUTHWICK and ROBERT P. NOWLAN are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 AM on the 7th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:
BEGIN AT THE SOUTHWEST CORNER OF BLOCK B, RIVER PALM SUBDIVISION;
THENCE EAST ALONG THE NORTH LINE OF ELLIOTT STREET, 100 FEET FOR A
POINT OF BEGINNING; THENCE NORTH PARALLEL TO BAINE ROAD, 150 FEET, THENCE EAST AND PARALLEL TO ELLIOTT STREET, 100 FEET; THENCE SOUTH AND PARALLEL TO BAINE ROAD, 150 FEET TO THE NORTH LINE OF
ELLIOTT STREET; THENCE WEST ALONG SAID NORTH LINE OF ELLIOTT STREET 100 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 7, PAGES 78 AND 78A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SARASOTA COUNTY

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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.
Dated this 10th day of November, 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
11080-1024469

NOTICE OF INTENTION TO REGISTER
FICTITIOUS TRADE NAME
Notice is hereby given that the under-signed intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:
SUNCOAST SENIOR LIVING
Owner: Adam Newman
9695 W Lake Court
Boca Raton, FL 33434
11/14/25LG 1T

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-004902-NC
IN RE: ESTATE OF
MARY L. YOUNG,
A/K/A MARY LEE YOUNG
Deceased.

NOTICE TO CREDITORS
The administration of the estate of MARY L. YOUNG, A/K/A MARY LEE YOUNG, deceased, whose date of death was March 30, 2025; File Number 2025-CP-004902-NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. 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 November 7, 2025.
Personal Representative:
TIMOTHY YOUNG
4806 East Okara Road
Tampa, FL 33617
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
11/7-11/14/25LG 2T

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN AND
FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2024 CA 003611 NC
NASA FEDERAL CREDIT UNION
Plaintiff,
vs.
VITALIY TKACHUK, et al,
Defendants

NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to an Order dated October 28, 2025, and entered in Case No. 2024 CA 003611 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein NASA FEDERAL CREDIT UNION is the Plaintiff and VITALITY TKACHUK, ANNA TKACHUK, BERN CREEK IMPROVEMENT ASSOCIATION, INC. the Defendants. Karen Rushing, Clerk of the Circuit Court in and for Sarasota County, Florida will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at 9:00 AM on December 9, 2025, the following described property as set forth in said Order of Final Judgment, to wit:
WEST 1/2 OF LOT 11, THE RANCHES

SARASOTA COUNTY

AT BERN CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGES 24, 24A THROUGH 24D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA 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 the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, 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.
DATED at Sarasota County, Florida, this 4th day of November, 2025.
RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rslaw.com
By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795
TL/104826
11/7-11/14/25LG 2T

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR SARASOTA COUNTY, FLORIDA.
CASE NO. 2022 CA 003655 NC
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
PLAINTIFF,
VS.
JULIA A. DANIELS A/K/A JULIA ANN DANIELS, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 5, 2023 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on November 14, 2025, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property:
LOT 63, GOLDEN ACRES, SECOND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 83, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
By: Tiffany Hamilton, Esq.
FBN: 1058051
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at 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.
11080-1023539

IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 004837 NC
IN RE: ESTATE OF
GERARD RIPO
Deceased.

NOTICE TO CREDITORS
The administration of the estate of GERARD RIPO, deceased, whose date of death was 9/17/2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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

SARASOTA COUNTY

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 11/7/25.
Personal Representative:
/s/ Gerard C. Ripa
1823 Hanson St
Ft Myers, FL 33901
Attorney for Personal Representative:
/s/ Patrick Ruster
patrick@rusterlaw.com
Florida Bar No. 123917
1693 Main St, Ste C
Sarasota, FL 34236
Telephone: 941-313-7208
11/7-11/14/25LG 2T
IN THE CIRCUIT COURT FOR
SARASOTA COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2025-CP-004904-SC
IN RE: ESTATE OF
ZEPHRY SUZETTE SKINNER,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of ZEPHRY SUZETTE SKINNER, deceased, whose date of death was October 1, 2024; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-004904-SC; the address of which 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including 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 November 7, 2025.
Personal Representative:
Gregory A. Kaiser
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240
Attorney for Personal Representative:
Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpelf.com
Attorney for Gregory A. Kaiser, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240
Telephone (941) 914-9145
Fax (941) 914-9514
11/7-11/14/25LG 2T

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001834 NC
FREEDOM MORTGAGE CORPORATION
Plaintiff,
vs.
LUKE D. FORD AND MERZA J. FORD,
ET AL.,
Defendant(s).

NOTICE OF ACTION
TO: LUKE D. FORD
Last Known Address:
2249 Woodmere Rd, Venice, FL 34293
Current Residence: UNKNOWN
LUKE D. FORD
Last Known Address:
2 Walnut St Natrona Heights PA 15065
Current Residence: UNKNOWN
LUKE D. FORD
Last Known Address:
1240 Kerr Rd Ford City PA 16226
Current Residence: UNKNOWN
LUKE D. FORD
Last Known Address:
1335 Lucaya Ave Venice FL 34285
Current Residence: UNKNOWN
MERZA J. FORD
Last Known Address:
2249 Woodmere Rd, Venice, FL 34293
Current Residence: UNKNOWN
MERZA J. FORD
Last Known Address:
2 Walnut St Natrona Heights PA 15065
Current Residence: UNKNOWN
MERZA J. FORD
Last Known Address:
1240 Kerr Rd Ford City PA 16226
Current Residence: UNKNOWN
MERZA J. FORD
Last Known Address:
4075 Tarpon Rd Venice FL 34293
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
The Northeastly 1/2 of Lots 3 and 4, Block 10 of Venice Groves replat, according to the plat thereof as recorded in Plat Book 7, Page 77, of the Public Records of Sarasota County, Florida.
Together with an easement for ingress and egress over and across the South-easterly 20 feet of the Southwesterly 1/2 of Lot 4, Block 10 of said Venice Groves replat, Plat Book 7, Page(s) 77, of said records.

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

SARASOTA COUNTY

address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 8, 2025, or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.
WITNESS my hand and the seal of this Court this 29th day of October, 2025.
Karen E. Rushing, Clerk of Court
By: s/ Glen Kopinsky
As Deputy Clerk
Miller, George & Suggs, PLLC
11/7-11/14/25LG 2T

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025 CA 001722 NC
NWL COMPANY, LLC
Plaintiff,
vs.
GLOBAL OPPORTUNITY PARTNERS, INC., A WYOMING CORPORATION, ET AL.,
Defendant(s).

NOTICE OF ACTION
TO: Global Opportunity Partners, Inc., a Wyoming corporation
Last Known Address: c/o Authorized Agent, Chief Legal Officer, General Counsel & Corporate Secretary, 1712 Pioneer Ave, Ste 500, Cheyenne, WY 82001
Current Residence: UNKNOWN
Global Opportunity Partners, Inc., a Wyoming corporation
Last Known Address: 1712 Pioneer Ave, Ste 500, Cheyenne, WY 82001
Current Residence: UNKNOWN
Global Opportunity Partners, Inc., a Wyoming corporation
Last Known Address: 1646 Laurel Street, Sarasota, FL 34236
Current Residence: UNKNOWN
Global Opportunity Partners, Inc., a Wyoming corporation
Last Known Address: 750 N. Tamiami Trail Unit 1516, Sarasota, FL 34236
Current Residence: UNKNOWN
Global Opportunity Partners, Inc., a Wyoming corporation
Last Known Address: 400 Alton Rd, Apt 1001, Miami Beach, FL 33139
Current Residence: UNKNOWN
Hamza Kuraishi
Last Known Address: 1646 Laurel Street, Sarasota, FL 34236
Current Residence: UNKNOWN
Hamza Kuraishi
Last Known Address: 750 N. Tamiami Trail Unit 1516, Sarasota, FL 34236
Current Residence: UNKNOWN
Hamza Kuraishi
Last Known Address: 400 Alton Rd, Apt 1001, Miami Beach, FL 33139
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
THE NORTH 106.8 FEET OF LOT 17, SUBDIVISION OF LOT 17, BLOCK G, PLAT OF SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 166, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND IN PLAT BOOK A, PAGE 57, OF THE PUBLIC RECORDS OF SARASOTA 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 December 8, 2025, or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, whose address is 3210 E. 7th Avenue, 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.
WITNESS my hand and the seal of this Court this 29th day of October, 2025.
Karen E. Rushing, Clerk of Court
By: s/ Glen Kopinsky
As Deputy Clerk
Miller, George & Suggs, PLLC
11/7-11/14/25LG 2T

NOTICE OF SUSPENSION
SARASOTA COUNTY
To: RODNEY A. MORISSAINT
Case No.: CD202507139/D 3438128
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.
10/31-11/21/25LG 4T