CITRUS COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000153 A FREEDOM MORTGAGE CORPORATION

PLAINTIFF, **UNKNOWN HEIRS, BENEFICIARIES,** DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN

OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY DEL BARKER A/K/A JEFFREY D.

BARKER A/K/A JEFFREY BARKER; UNKNOWN SPOUSE OF JEFFREY DEL BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER; JESSICA ANDRESS; JESSICA ANDRESS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY DEL BARKER ESTATE OF JEFFREY DEL BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER; JENNIFER BROWN; JOSEPH BARKER; GRACE BARKER; ARBOR LAKES PROPERTY OWNERS ASSOCIATION, INC.; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY

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

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of November, 2025, and entered in Case No. 2025 CA 000153 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and GRACE BARKER,

UNKNOWN SPOUSE OF JEFFREY DEL BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER, JESSICA ANDRESS, JESSICA ANDRESS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY DEL BARKER A/K/A JEFFREY D. BARKER BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER, UNKNOWN A/K/A JEFFREY BARKER, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY DEL BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER, JENNIFER BROWN, JOSEPH BARKER AND ARBOR LAKES PROPERTY OWNERS ASSOCIATION PROPERTY OWNERS ASSOCIATION, INC. are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www citrus.realforeclose.com at 10:00 A.M. on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 32. Block G. ARBOR LAKES, UNIT II. according to the Plat thereof, recorded

according to the Piat Inereot, recorded in Plat Book 16, Page(s) 99, of the Public Records of Citrus 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 ARTE THAT THE CLERK PRODERS THE WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LISTENDEM MAY OF A MATCHE OF THE MAY PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700.

Dated this 7th 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 11080-1024430

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000272 A NATIONSTAR MORTGAGE, LLC PLAINTIFF.

UNKNOWN HEIRS, BENEFICIARIES, DE-VISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN ARNOLD A/K/A JOHN BRYAN ARNOLD et al.,

DEFENDANTS. NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of November, 2025, and entered in Case No. 2025 CA 000272 A of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and BRADLEY TAYLOR ARNOLD: UNKNOWN SPOUSE OF JOHN ARNOLD A/K/A JOHN BRYAN ARNOLD;

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF JOHN
ARNOLD A/K/A JOHN BRYAN ARNOLD;
ACQUIE! INE A DON'D BRYAN ARNOLD;
ACQUIE! INE A DON'D BRAN CARCA JACQUELINE ARNOLD PEACOCK; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are

defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus. realforeclose.com at 10:00 A.M. on the 8th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

Parcel 1 (Fee Simple Estate): Begin at the Southeast corner of Lot 864, Town of Dunnellon, according to the Plat thereof recorded in Plat Book 1, Page 23, Public Records of Citrus County, Florida; thence run West 50 feet; thence North 100 feet: thence East 50 feet: thence South 100 feet to the Point of Beginning.

CITRUS COUNTY

Parcel 2 (Non-Exclusive Easement Estate): TOGETHER WITH a Non-Exclusive Easement for ingress and egress for the benefit of Parcel 1, over the following described real property; The East 50 feet of Block 9, LOVELACE LODGES, according to the Plat thereof, as recorded in Plat Book 2, Page 14, Public Records of Citrus County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

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

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

Dated this 10th day of November, 2025. By: /S/ Liana R. Hall, Esq. 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 11080-1024517

> IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 000837 A IN RE: ESTATE OF BRENDA JOYCE JACKSON Deceased.

NOTICE TO CREDITORS The administration of the estate of Brenda Joyce Jackson, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Ave. Inverness Florida, 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other All cleditors of the decedent 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 NO. OF SERVICE OF A COPY OF THIS NO-

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

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

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

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

The date of first publication of this notice is November 7, 2025. Personal Representative:

Stefanie Marie Little 11 Squires Gate, Unit D Poughkeepsie, New York 12603 Attorney for Personal Representative: /s/ Jacqueline A. Wong

Jacqueline A. Wong, Esq. Attorney Florida Bar Number: 1018248 THE ESTATE PLAN 2625 Ponce De Leon Blvd, Suite 280 Coral Gables, Florida 33134 Telephone: (305) 665-8888

E-Mail: iwong@tepfl.com Secondary E-Mail: thefirm@tepfl.com 11/7-11/14/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH IN AND FOR CITRUS COUNTY, FLORIDA PNC Bank, National Association

Stanford Dean Kirkland, et al. Defendants. Case No.: 2024 CA 000568 A Division: Civil

Judge Kristie M. Healis

PUBLISH 2 CONSECUTIVE WEEKS NOTICE OF ACTION

KIMBERLY ANN SMITH 2689 WEST GARDENIA DRIVE CITRUS SPRINGS, FL 34434 UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) KIMBERLY ANN SMITH, and all parties having or claiming to have any right, title or interest in the property herein described;

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Citrus County, Florida: Lot 9, Block 422, Citrus Springs Unit 4, according to the plat thereof recorded in Plat Book 5, Pages 133 through 152, inclusive, public records of Citrus County, Florida. AND

CITRUS COUNTY

Parent Tract: Lot 10, Block 422, Citrus Springs Unit 4, according to the plat thereof recorded in Plat Book 5, Pages 133 through 152, inclusive, public records of Citrus County, Florida.

Lying and being in the County of Citrus, State of Florida to-wit: Point of beginning at the Southeast corner of said Lot 10; thence N. 81° 14′ 34″ W. 48.81 feet; thence N. 07° 36′ 09″ E. 125.04 feet; thence S. 81° 14′ 34″ E. 51.33 feet; thence S. 08° 45′ 26″ W. 125.00 feet to the point of beginning. Situated and feet to the point of beginning. Situated and being in Section 15, Township 17 South, Range 18 East, Citrus County, Florida.

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, 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 14 day of October, 2025. Traci Perry
CLERK OF THE CIRCUIT COURT

CITRUS COUNTY, FLORIDA By: /s/ Dawn M. Peacock 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 at the Office of the Trial Court Administrator, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL, 34450, Phone: (352) 341-6700, 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 11080-1023423

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

CIRCUIT CIVIL DIVISION Case No : 2025-CA-000492 CHRISTOPHER PETYS, As Personal Representative of the ESTATE OF MARIA PETYS, Plaintiff.

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

NOTICE OF ACTION

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

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

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

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

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

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

You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiffs attorney, Zoecklein Law, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property.

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

DATED at Citrus County, Florida this 6th day of October, 2025. Citrus County Clerk of the Circuit Court

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

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

CASE NO.: 2025 CA 000519 A TDP-FL LLC. Plaintiff,

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

NOTICE OF ACTION TO: ESTATE OF STANLEY SKOVRON ADDRESS UNKNOWN

CITRUS COUNTY

UNKNOWN HEIRS OF STANLEY SKOVRON ADDRESS UNKNOWN ESTATE OF MARY SKOVRON ADDRESS UNKNOWN UNKNOWN HEIRS OF ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action to quiet title on the following property in Citrus THE FOLLOWING DESCRIBED I AND

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

CRYSTAL RIVER VLG UNREC SUB LOTS 31 & 32 BLK B DESC IN OR BK 425 PG 849, OR BK 428 PG 472 & OR BK 857 PG 629.

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

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

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

HERNANDO COUNTY

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

CASE NO.: 23001182CAAXMX FREEDOM MORTGAGE CORPORATION PLAINTIFF,

VS.
UNKNOWN TENANT IN POSSESSION
OF THE SUBJECT PROPERTY N/K/A
DAKOTA LEE SIZEMORENKA DAKOTA
LEE SIZEMORE, NANCY SIZEMORE
A/K/A NANCY REGINA SIZEMORE, A/K/A NANCY REGINA SIZEMORE, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORENCE CONKLIN A/K/A FLORENCE EALTH STROSSEED CONKLIN A/K/A

FAITH STROSSER CONKLIN A/K/A FLORENCE FAITH CONKLIN, SANFORD CONKLIN, III, BRENDA LEE VOTYPKA AND ROY R. CONKLIN DEFENDANTS.

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 4th day of November, 2025, and entered in Case No. 23001182CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and BRENDA LEE VOTYPKA, ROY R. CONKLIN, SANFORD CONKLIN, III, UNKNOWN

SANTORD CONNELIN, III, ONNINOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORENCE CONKLIN A/K/A FLORENCE FAITH STROSSER CONKLIN A/K/A EL OPENCIE FAITH CONKLIN AK/A FLORENCE FAITH CONKLIN,
UNKNOWN TENANT IN POSSESSION
OF THE SUBJECT PROPERTY NK/A
DAKOTA LEE SIZEMORE NKA DAKOTA
LEE SIZEMORE AND NANCY SIZEMORE
AK/A NANCY REGINA SIZEMORE are
defendants. Doug Chapter In on the defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash outside

highest and best bidder for cash outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the 9th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 11, BLOCK 18, UNIT NO. 3, WEEKI WACHEE ACRES AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 51, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

TOGETHER WITH A 1996 MERIT DOUBLEWIDE MOBILE HOME IDENTIFIED BY VINS FLHMBFP101738926A & FLHMBFP101738926B.

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

needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.

Dated this 6th day of November, 2025. Doug Chorvat, Jr. Clerk of The Circuit Court By: Elizabeth Markids

Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1024386

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

HERNANDO COUNTY

HERNANDO COUNTY, FLORIDA **CIVIL DIVISION** CASE NO.: 24000814CAAXMX FREEDOM MORTGAGE CORPORATION

PLAINTIFF.

APRIL COOK A/K/A APRIL R COOK A/K/A APRIL DAGGETT A/K/A APRIL R. DAGGETT A/K/A APRIL R R COOK A/K/A APRIL R WILLIAMS A/K/A APRIL RENEE WILLIAMS A/K/A APRIL WILLIAMS A/K/A DAGGETT AP WILLIAMS, AARON COOK, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

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

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 4th day of November, 2025, and entered in Case No. 24000814CAAXMX, of the in case No. 24000014CAAAM, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and APRIL COOK A/K/A APRIL R COOK A/K/A APRIL R DAGGETT A/K/A APRIL R. DAGGETT A/K/A APRIL B. COOK A/K/A APRIL DAGGETT A/K/A APRIL B. COOK A/K/A APRIL DAGGETT A/K/A APRIL ARGED ARGED A/K/A APRIL DAGGETT A/K/A APRIL ARGED A/K/A APRIL DAGGETT A/K/A APRIL B. COOK A/K/A APRIL DAGGETT A/K/A APRIL ARGED A/K/A APRIL DAGGETT A/K/A APRIL ARGED A/K/A ARGE R R COOK A/K/A APRIL R WILLIAMS A/K/A APRIL RENEE WILLIAMS A/K/A APRIL WILLIAMS A/K/A DAGGETT AP WILLIAMS, AARON COOK, AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants.
Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash outside of the Civil Department, Room 245 of the Hernando

County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the 9th day of December, 2025, A.M. Of the shirt day of December, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 13, Block 1681, Spring Hill, Unit 25, as per plat thereof recorded in Plat Book 10, Pages 61 through 76, public records of Hernando County. Florida.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are

entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402. Dated this 6th day of November, 2025. Doug Chorvat, Jr. Clerk of The Circuit Court

By: Elizabeth Markids

Deputy Clerk

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR

SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

11080-1024388

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000538

Division Probate IN RE: ESTATE OF PAUL JAMES SILVESTRI

Deceased. NOTICE TO CREDITORS

The administration of the estate of Paul James Silvestri, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is November 14, 2025. Personal Representative:

(Continued on next page)

Jean M. Silvestri Lunenburg, Massachusetts 01462 Attorney for Personal Representative:

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

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

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

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,

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, GRANT-EES OR OTHER CLAIMANTS; et al.

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:

lescribed property, to-wit:

LOT 61, HORTONS ADDITION, AS
PER PLAT THEREOF RECORDED
IN PLAT BOOK 3, PAGE 33, PUBLIC
RECORDS OF HERNANDO COUNTY, FI ORIDA

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 be-fore service on Plaintiff's attorney or imme-diately 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 Ser

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,

NOTICE TO CREDITORS administration of the estate of The

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 ad-dresses of the personal representative and the personal representative's attorney are

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

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

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

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

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

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,

RAYMOND J. HANSEN, et al. Defendant(s).

oro@osentonlaw.com

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 Fargo Bank Southwest, N.A., Ťka Wachovia Mortgage, FSB, fka World Savings Bank, FSB, is the Plaintiff and Debra A. Hansen, Rsymond 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

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 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 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: 162713 2002

FOLIO: 163713.0000 CASE NO: COD-25-0003158
NAME OF VIOLATOR: OFF MARKET TEAM LLC

LOCATION OF VIOLATION: 07F 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 FOLLOW-NG 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: 14/2051 0000 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 FOXX-KNOWLES, CMC CITY CLERK

10/31-11/14/25LG 3T

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-

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

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.

By: /s/ Justin Ritchie

Florida Bar # 106621

IN/18-010672

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: Chervl K. Lvnch-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

HLHML2F164829420B has been filed against you and you are required to serve a copy of your written detenses, 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 F. 7th Ave Tampa FI 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

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

Case No.: 25-CP-001086 IN RE: ESTATE OF BRUCE W WADE.

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Bruce W. Wade. deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is

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 immediate. 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 Ernes 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 NO-TICE ON THEM.

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

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

be filed with the clerk.

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

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

The date of first publication of this notice is 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 2005. ida 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 OF THE PROPERTY OF THE SERVICE OF THE S

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

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

E-Mail: kara@karaevansattornev.com

Fax: (813) 926-6517

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 OFSTREICH: 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 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 PUB-LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL ID: 102914-0000 PROPERTY ADDRESS: 3915 W CO-MANCHE 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 INTER-EST 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 INFOR-MATION OBTAINED WILL BE USED FOR

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, Flor-ida 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

For the Court By: /s/ ROD B. NEUMAN, Esquire Gibbons | Neuman 3321 Henderson Blvd, Tampa, FL 33609

11/14-11/21/25LG 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-003907

Division A IN RE: THE ESTATE OF MARY ELLEN JACOBI

NOTICE TO CREDITORS

The administration of the estate of MARY I he administration of the estate of MAHY ELLEN JACOBI, deceased, Case Number 25-CP-003907, is pending in the Circuit Court for Hillsborough County, Florida, Pro-bate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

HILLSBOROUGH COUNTY

Personal Representative: KAREN JACOBI 435 Dockside Drive, Unit 304 Naples, Florida 34110

Attorney for Personal Representative: Susan G. Haubenstock, Esquire Florida Bar No. 118869 238 East Davis Boulevard, Suite 208 Tampa, Florida 33606 Telephone: (813) 259-9955 susan@sghlawoffice.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003883 IN RE: ESTATE OF

PATRICIA RAY CURTIS A/K/A PATRICIA R. CURTIS Deceased

NOTICE TO CREDITORS

The administration of the estate of Patricia Ray Curtis a/k/a Patricia R. Curtis, deceased whose date of death was October 12, 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 names and addresses of the personal representatives and the personal representatives' attorney are set forth

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

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

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

HILLSBOROUGH COUNTY

written demand must be filed with the clerk. written derivation must be filed with the clerk.

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

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

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

Personal Representatives: /s/ Thomas D. Curtis IV 13504 Shady Shores Drive Tampa, Florida 33613 /s/ Sydney S. Curtis 1167 Cypress Loft Place Lake Mary, Florida 32746

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

11/14-11/21/25I G 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:

MC SIGNATURE SERVICES Owner: Migdalia Aguiar Rodriguez & Carlos A Aguiar Rodriguez PO Box 21791 Tampa, FL 33622

11/14/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22-CA-007662 FREEDOM MORTGAGE CORPORATION PLAINTIFF,

VS. JUSTIN EARL HENDRY, WHITE MAN-GROVE HOLDINGS, LLC, PORTFOLIO FLORIDA 20201 TRUST, HILLSBOROUGH REALTY 1012 TRUST, TAMPA BAY 335981 TRUST, ET AL.,

HILLSBOROUGH COUNTY

DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing Inc)

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to reset Foreclosure Sale Date dated the 4th day of November, 2025, and entered in Case No. 22-CA-007662, of the Circuit Court of the 007662, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JUSTIN EARL HENDRY A/K/A JUSTIN HENDRY; JESSICA P. HENDRY A/K/A JESSICA P. HENDRY A/K/A JESSICA HENDRY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA MARGUERITA BRAGAZINA; VISTA PALMS COMMUNITY ASSOCIATION, INC.; WHITE MANGROVE HOLDINGS, LLC; PORTFOLIO FLORIDA 20201 TRUST; HILLSBOROUGH REALTY 1012 TRUST; TAMPA BAY 335981 TRUST; and VISTA PALMS CLUBHOUSE, LLC are defendants. Victor D. Crist as the 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 19th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 8, IN BLOCK 37, OF SUNSHINE
VILLAGE PHASE 3A AND 4, ACCORDING
TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 130, PAGE 197, 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 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 LIST O PENDENS MAY CLAIM THE SURPLUS If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is

HILLSBOROUGH COUNTY

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 4th 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

11080-1024207

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

CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-012361 Freedom Mortgage Corporation Plaintiff(s),

GENERAL CIVIL DIVISION: LANA SOWARDS A/K/A LANA J. SOWARDS, UNKNOWN SPOUSE SOWARDS, UNKNOWN SPOUSE
OF LANA SOWARDS A/K/A LANA
J. SOWARDS, UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES, AND ALL OTHERS WHO
MAY CLAIM AN INTEREST IN THE
ESTATE OF THOMAS A. CHURCH
A/K/A THOMAS ALLEN CHURCH AND
UNKNOWN TENANT IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s).

Defendant(s).
NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 4th day of November, 2025, and entered in Case No. 23-CA-012361, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LANA SOWARDS A/K/A LANA J. SOWARDS, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF THOMAS
A. CHURCH A/K/A THOMAS ALLEN
CHURCH are defendants. Victor D. Crist
es the Clay of the Circuit Court shall call

to the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 AM. on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: set forth in said Final Judgment, to wit:
ALL THAT CERTAIN LOT OR PARCEL
OF LAND SITUATE IN THE COUNTY OF
HILLSBOURGH, STATE OF FLORIDA,
AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: LOT 24,
BLOCK 1 OF COLONIAL HEIGHTS, UNIT
NO. 2, A SUBDIVISION ACCORDING
TO THE PLAT THEREOF RECORDED
AT PLAT BOOK 39, PAGE 62, IN THE
PUBLIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA.
IF YOU ARE A PERSON CLAIMING A

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. 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

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 11080-1024345

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

CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-006789 Freedom Mortgage Corporation Plaintiff(s),

GENERAL CIVIL DIVISION KAREN A. MERRITT, UNKNOWN SPOUSE OF KAREN A. MERRITT, HR TAMPA BAY LLC, UNITED STATES

(Continued on next page)

CITY OF TAMPA NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO SUBMIT

THE CITY OF TAMPA'S CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT ("ANNUAL PERFORMANCE REPORT" OR "CAPER") REGARDING THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM, HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM, EMERGENCY SOLUTIONS GRANTS (ESG) PROGRAM AND HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM FOR THE 2023 PROGRAM YEAR AND THE 2024 FISCAL YEAR ENDED SEPTEMBER 30, 2025.

Notice is hereby given that on or before December 29, 2025 the City of Tampa will submit to the U.S. Department of Housing and Urban Development a Consolidated Annual Performance and Evaluation Report ("Annual Performance Report" or "CAPER") for the City's Community Development Block Grant Program, HOME Investment Partnerships Program, Emergency Solutions Grants Program, and Housing Opportunities for Persons with AIDS. This report consists of the use of grant funds, a summary of activities undertaken and the progress achieved in the programs for the 2024 program year and the 2025 fiscal year that began on October 1, 2024 and ended on September 30, 2025.

PUBLIC COMMENT PERIOD: A copy of the draft Annual Performance Report or CAPER will be available where it may be examined by the general public during regular business hours for 15 days starting on December 1, 2025, and to end on December 16, 2025 at:

Housing & Community Development City Clerk's Office City of Tampa Old City Hall

2555 E Hanna Ave. 2nd Floor 315 East Kennedy Boulevard Tampa, FL 33610 Tampa, Florida 33602

A copy of the draft Annual Performance Report or CAPER will also be available on-line at www.tampagov.net/hcd.

Comments concerning the draft Annual Performance Report or CAPER may be submitted via e-mail to michelle.boone@tampagov. net or by calling Michelle Boone at (813) 274-7954.

PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS: A public hearing will also be held by Tampa City Council to receive public comments on the draft Annual Performance Report or CAPER as follows:

Date: Thursday, December 11, 2025

5:01 PM Time:

Old City Hall, City Council Chambers Location:

315 E. Kennedy Blvd. Tampa, FL 33602

https://tampa.gov/agendas Agendas:

This public hearing of the Tampa City Council will be conducted with a live in-person quorum of the City Council present in City Council cil chambers. Members of the public are encouraged to participate "virtually" through video teleconferencing, referred to by Florida Statutes and rules as "communications media technology" ("CMT"). The public and citizens of the City of Tampa will be able to watch, listen or view this meeting on: Cable TV:

Spectrum Channel 640

Frontier Channel 15

Internet: https://www.tampa.gov/livestream.

Members of the public will be able to virtually participate in this public hearing by using what is referred to by State of Florida statutes and rules as "communications media technology" ("CMT") or by the following alternative methods:

- 1. Send written comments by internet or web at https://www.tampa.gov/PublicComment
- 2. Send written comments by email to TampaCityCouncil@tampagov.net
- 3. Send written comments by US Mail to City of Tampa City Clerk, 315 E. Kennedy Blvd., 3rd Floor, Tampa, FL 33602.
- 4. Speak remotely during public comment with the use of CMT: Complete the form at https://www.tampa.gov/PublicComment AND state on the form under "Request Type" that you wish to speak live during the public comment period. You will then be contacted with additional instructions on how to participate live through the use of CMT. Registration for speaking remotely must be requested at least 24 hours prior to the meeting.

Persons requiring help in accessing this means of public participation should call 813-274-8397 for assistance. Comments specific to a public hearing will be heard when it appears on the agenda.

All written comments must be received no later than 24 hours prior to the hearing in order to be made part of the official records. Public comments timely received by mail, email, web or via CMT will be afforded equal consideration as if the public comments were made in person.

Should any person desire to appeal any decision of the Tampa City Council with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceeding is made including all testimony and evidence upon which any appeal may be based (F.S. 286.0105)

ACCESSIBILITY: In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@ tampagov.net, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARequest. For language assistance, please contact the City Clerk's Office at 813-274-8397 or email at: cityclerkstaff@tampagov.net.

11/15/25LG 1T

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 intered 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 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. 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 eet, 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#

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 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, 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

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

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

ESERVICE@MGS-LEGAL.COM

11080-1024346

CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-012827 GENERAL CIVIL DIVISION: Freedom Mortgage Corporation Plaintiff(s),

HILLSBOROUGH COUNTY

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 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 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 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. 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 DAN-L 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 dresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS 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 PE RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 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,

RUBY JOYCE MORRIS and WAYNE MCARTHUR MORRIS, a married man and UNKNOWN TENANT, Defendants

NOTICE OF SALE **PURSUANT TO CHAPTER 45**

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 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 INTER-EST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who 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

Dated November 6, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEĽ 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.,

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

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. of the Florida Statutes.

Any person claiming an interest in the surthe sale, if erty 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. If you are a person with a disability who

learing or Voice Impaired, /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-

(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 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

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 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

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

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 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

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 LLCC

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 LOCATION OF VIOLATION: 1202 E 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 (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 VIOLATION: 5809 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

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

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

at no cost to you, to the provision of certain

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://depedms.dep.state.fl.us:443/Oculus/servlet/shell?command=hitlist&[freeText=]&[folderName=1/8]restles=Discovery.Compliage command=hitlist&[free|ext=]&[folder Name=]&[profile=Discovery Compliance %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 experienc-

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, 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 stats that the petitioner contends require re-

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 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), EAC actitions for an administrative hearing.

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), ever occurs irist. 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 percepts right to request an a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to insections 120.369 and 120.37, F.S., of to lif-tervene 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 of ficer 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 Sta-tion 35, Tallahassee, Florida 32399-3000 or tion 35, Tallanassee, Florida 32399-3000 or at agency clerk@dep.state.flus, 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.

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 courset.

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 of-

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/ka 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 Deceased Representative and dresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 proper-ty 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

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 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:

James H. Trice

Address 1805 Lake Chapman Dr.

Brandon, Florida 33510 717 Millifold Place Brandon, Florida 33511 Troy N. Trice

ALL INTERESTED PERSONS ARE NOTI-FIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other 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 DEMANIES NOT SO ELLED WILL BE EDD. MANDS NOT SO FILED WILL BE FOR-EVER 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 Millifold Place Brandon, Florida 33511

Attorney for Person Giving Notice: /s/ Leighton J. Hyde Leighton J. Hyde Florida Bar No. 106018

HILLSBOROUGH COUNTY

Email Addresses: lhyde@hydelawoffice.com leightonjhyde@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, Pro-bate 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 OF THE OF SERVICE OF A COPY OF THIS NOTICE OF THE OF SERVICE OF A COPY OF THIS NOTICE OF THE OF SERVICE OF A COPY OF THIS NOTICE OF THE OF SERVICE OF A COPY OF THIS NOTICE OF THE OF SERVICE OF A COPY OF THIS NOTICE OF THE OF T TICE ON THEM.

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

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

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

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

The date of first publication of this notice is 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

NOTICE OF SALES

Secondary E-Mail: evanskeene@aol.com

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

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

2007 HINO 268 VIN# 5PVNJ8JT872S50-420 Amount to redeem: \$14,617.69 1980 CHEV TK VIN# CPM32A3310072 Amount to redeem: \$17,500.00

2002 HONDA ACCORD VIN# 1HGCG56-662A089492 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, 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. MRKF2588H788 1988 \$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: Troyts Auto Services LLC. Lienor Address: 6120 Jensen Rd, Tampa, FI 33619 (Hills-671-9364, MV License #: MV113312. Loca tion of Vessel: 6120 Jensen Rd, Tampa, Fl 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-

HILLSBOROUGH COUNTY

ment of State. Division of Corporations, pursuant to Section 865.09 of the Florida St utes (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 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 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,

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:

I-conda, 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, TOGETH
ER WITH ITS UNDIVIDED SHARE IN ER 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.html.newton.org/ 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 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 11/14-11/21/25LG 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, Plaintiff.

JAMES R. SMITH and UNKNOWN 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-027585, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein THE EAGLES MASTER ASSOCIATION, INC. is Plaintiff, and JAMES R. SMITH and UNKNOWN TENANT n/k/a NAN SMITH, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on January 2, 2026, in an online sale at www.hillsborough.realforeclose.com, begin-ning at 10:00 a.m., the following property as

Ining at 10:00 a.m., the londwrip properly set forth in said Final Judgment, to wit: Lot 38, Block F, WINDSOR PARK AT THE EAGLES - FIRST ADDITION, according to map or plat thereof as re-corded in Plat Book 79, Page 1 of the Public Records of Hillsborough County,

Property Address: 12611 Ashdown Drive, Odessa, FL 33556-2880

Any person claiming an interest in the sur-plus from the sale if any, other than the prop-erty 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 par-

ticipate in this proceeding, you are entitled,

at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your checklylic court appear. 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.comTANKEĽ LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 **ATTÓRNEY FOR PLAINTÍFF** 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.: 22-CC-034898 LYNWOOD COMMUNITY ASSOCIATION,

a Florida not for profit corporation, Plaintiff,

SHAMBREA NICOLE SAILES. ANTONIO DEMETRIUS MITCHELL, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended 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 3, Block 1, of Leisey Suddivision
Phase 2, according to the plat thereof, as
recorded in Plat Book 135, Page(s) 102,
of the Public Records of Hillsborough County, Florida.

and more commonly known as 5105 White Chicory Dr., Tampa, FL 33572 (hereinafter "Property").

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on November 21, 2025.

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

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if

you are hearing or voice impaired, call 711. Dated this 5th day of 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 COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-008501

COUNTY II HOMEOWNER'S ASSOCIATION, INC., Plaintiff.

DAVID T. SANDERS, AN UNMARRIED MAN.

SOUTH FORK OF HILLSBOROUGH

Defendant(s).

NOTICE OF SALE Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-008501, that resulted from the Final Hearing on or about November 06, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-008501 on about Nocase docket for 25-UC-008501 on about No-vember 06, 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 49, Block E, SOUTH FORK UNIT 4, according to the map or plat thereof, as recorded in Plat Book 98, Page(s) 88 through 95, inclusive, of the Public Re-

cords of Hillsborough County, Florida. and commonly known as: 11044 Golden Silence Dr, 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 January 02, 2026 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 Coor-dinator, 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 November 06, 2025 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff Frazier & Bowles, Attorneys at Law

45237.133

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

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

CASE NO.: 25-CC-027654, DIVISION M RAINTREE MANOR HOMES CONDO-MINIUM ASSOCIATION NO. 2, INC.,

MICHAEL AUGUST MAJOR and JOHANNA MAJOR, husband and wife as Joint Tenants with the Right of Survivorship, Defendants.

AMENDED NOTICE OF SALE

(amended as to case information in case style)

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 5, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Unit 6333, Building 50, of RAIN-TREE MANOR HOMES CONDOMIN-IUM III-B, a Condominium, according to the Declaration of Condominium there-of recorded in Official Records Book 3624, Page 1880, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common

PROPERTY ADDRESS: 6333 Bent-branch Court, Temple Terrace, FL

will be sold by the Hillsborough County Clerk at public sale on **January 2**, **2026 at 10:00 A.M.**, electronically online at http://www.hills-borough.realforeclose.com.

Any person claiming an interest in the sur-plus from the sale, if any, other than the prop-erty owner as of the date of the lis pendens must file a claim within sixty (60) days after

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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-001609 - DIVISION V THE TEMPLE TERRACE PATIO HOMES CONDOMINIUM ASSOCIATION, INC., Plaintiff,

LISA CHAMBERS, et al., Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 27, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Unit No. 5, of the TEMPLE TERRACE PATIO HOMES CONDOMINIUM, a condominium according to the Declarato discontinuity according to the Declara-tion of Condominium, recorded in Official Record Book 3071, at Page 695, and in Condominium Plat Book 1, at Page 79 of Public Records of Hillsborough County, Florida. Together with all appurtenances, tenements, hereitaments thereto and an undivided interest in the common ele-ment of said condominium as set forth in the Declaration of Condominium with every privilege, right, title, interest and estate, reversion, remainder and easement hereto belonging or in anywise ap-

pertaining.
PROPERTY ADDRESS: 5264 Tennis

Court Circle, Tampa, FL 33617.
will be sold by the Hillsborough County Clerk at public sale on March 6, 2026 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 pende must file a claim within sixty (60) days after the sale.

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

/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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-002683 Division A

IN RE: ESTATE OF JORGE DOLORES NIEVES ROSARIO Deceased.

NOTICE TO CREDITORS

The administration of the estate of JORGE DOLORES NIEVES ROSARIO, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Hillsborrugh County, Florida, Probate Division, the address of which is 700 E. Twiggs Street, Tampa, Florida 33602. The names and ad-

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

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

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

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 proper-ty 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 creditor as specified under s. 732.2211,

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

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

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

Personal Representative Amarilys Nieves Colon 317 Michigan St., Apt. B Lockport, New York 14094 Attorney for Personal Representative: Daniel de Paz Florida Bar Number: 108866 12651 Walsingham Rd., Suite B Largo, Florida 33774 Telephone: (813) 367-9856 Fax: (813) 901-4856 E-Mail: daniel@depaz.law Secondary E-Mail: e-service@depaz.law 11/14-11/21/25LG 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-003786 IN RE: THE ESTATE OF JOSE MANUEL FERNANDEZ Deceased.

NOTICE TO CREDITORS

The administration of the Estate of JOSE MANUEL FERNANDEZ, deceased, whose date of death was October 13, 2025, and whose social security number is xxx-xx-5685, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb Courthouse, 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the Personal Representative and the Person tive's attorney are set forth below.

All creditors must file claims against the Estate within the time provided by law 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. 732.215-732.228, 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 11/14/2025. Personal Representative: JULIAN JOHN FERNANDEZ 220 N. Zapata Hwy., Ste. 11, PMB 529B Laredo, TX 78043 Attorney for Personal Representative: PERRY G. GRUMAN, P.A. 3400 W. Kennedy Blvd. Tampa, FL 33609 (813) 870-1614 lorida Bar 396052

perry@grumanlaw.com 11/14-11/21/25LG 2T

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003217 Division O

IN RE: ESTATE OF MARGARET LYNN FERGUSON, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Margaret Lynn Ferguson, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

HILLSBOROUGH COUNTY

FOREVER BARRED

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

The date of first publication of this notice is November 14, 2025 Personal Representative: /s/ Thomas Bradley Ferguson 4118 Three Oaks Road Plant City. Florida 33565 Attorney for Personal Representative:

/s/ Johnnie B. Byrd Johnnie B. Byrd, Jr. Esquire Florida Bar Number: 227269 206 North Collins Street Plant City, Florida 33563 Telephone: (813) 759-1224 E-Mail: johnnie@byrd-barnhill.com

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

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

PROBATE DIVISION File No. 25-CP-003050 IN RE: ESTATE OF CARL D. BABCOCK Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carl D. Babcock, deceased, whose date of death was May 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Pro-bate 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 NO-TICE ON THEM.

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

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

ried under S. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 14, 2025. Personal Representatives:

Renee Schultz 5217 Lake Siena Dr. Wimauma, FL 33598 Raymond Schultz 5217 Lake Siena Dr. Wimauma, FL 33598 Attorney for Personal Representatives: AARON W. SAOUD, ESQUIRE

Florida Bar Number: 096124 AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, FL 33607

Telephone: (813) 922-5293

E-Mail: service@awslaw.org Secondary E-Mail: attorney@awslaw.org 11/14-11/21/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISIÓN File No. 25-CP-003871

Division B IN RE: ESTATE OF LINDA ANNE RAMSEY A/K/A LINDA A. RAMSEY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Linda Anne Ramsey a/k/a Linda A. Ramsey, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110. Tampa, FL 33601-1110. The names and addresses of the personal representative and e personal representative's attorney are t 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 NO-TICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent 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 speci-fied under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk

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

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

HILLSBOROUGH COUNTY

BARRED.

The date of first publication of this notice is November 14, 2025. Personal Representative: /s/ Scott A. Ramsey 1819 Canoe Drive Lutz, Florida 33559 Attorney for Personal Representative: /s/ Linda S. Faingold, Esquire Florida Bar Number: 011542

5334 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 963-7705 Fax: (888) 673-0072 E-Mail: linda@tampabayelderlaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003654 IN RE: ESTATE OF LESLIE NORMAN ELLERTON HILL, A/K/A LESLIE ELLERTON NORMAN HILL

NOTICE TO CREDITORS

The administration of the estate of LESLIE NORMAN ELLERTON HILL, A/K/A LESLIE ELLERTON NORMAN HILL, deceased, whose date of death was December 1, 2024; File Number 25-CP-003654, 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 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 against december 3 and the time the claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative: LESLEY-JEAN ERMINE HILL 5354 Fiddle Fig Avenue Wimauma, FL 33598 Personal Representative's Attornevs: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 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 CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003726 IN RE: ESTATE OF

RICHARD WALTON CALVERT Deceased. **NOTICE TO CREDITORS**

The administration of the estate of Richard Walton Calvert, deceased, whose date of death was August 21, 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 preparation of the property program. name and address of the personal representative and the personal representative's attor-

ney 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 CORV. OF THIS DATE ney are set forth below.

OF SERVICE OF A COPY OF THIS NO-

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

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

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

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

The date of first publication of this notice is November 14, 2025. Personal Representative:

/s/ Lambert Walton Calvert 1227 Redmond Avenue San Jose, California 95120 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

HILLSBOROUGH COUNTY

Secondary E-Mail: amy@dwyfirm.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 24-CP-003848 Division A

IN RE: ESTATE OF WILLIAM J. SYLVIA,

NOTICE TO CREDITORS

The administration of the Estate of William J. Sylvia, deceased, whose date of death was October 3, 2024, 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 TICE ON THEM.

All other creditors of the decedent and All other decidios of the decedent and other persons 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

The date of the first publication of this notice is November 14, 2025. Personal Representative:

Sheila J. Sylvia 515 Manns Harbor Dr. Apollo Beach, FL 33572 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 PROBATE DIVISION

File No. 25-CP-003702 Division A IN RE: ESTATE OF

CHARLES GORDON MULLEN JR A/K/A CHARLES GORDON MULLEN

NOTICE TO CREDITORS The administration of the estate of CHARLES GORDON MULLEN JR. A/K/A

CHARLES GORDON MULLEN, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 700 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative'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 NOT OF SERVICE OF A COPY OF THIS NO-

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

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

written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: Lindell Mullen Dve 2710 W. Morrison Ave. Tampa, Florida 33629 Attorney for Personal Representative: Megan Flynn McAteer, Esq. Florida Bar No. 643173 Megan Flynn McAteer PL 601 S. Boulevard Tampa, Florida 33606 Phone: (813) 251-4210 Email: mfm@meganmcateerlaw.com

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

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

File No: 25-CP-003613

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 ad-dresses of the personal representative and the personal representative's attorney are

set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons 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 proper-ty 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: Fileen Pilkowski 232 Ashland Drive

Centreville, MD 21617 Attorney for Personal Representative: Eileen D. Jacobs, Esq.

Elleen 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 DIVISIÓN 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 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

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notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is proper-ty 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

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 F-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,

AMENDED NOTICE TO CREDITORS

The purpose of this amendment is to correct the case number and republish this No-

tice to Creditors. The administration of the estate of ROB-ERT 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 Divi-sion, 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 attor-

ney 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 PUBLI-

AFIER THE DATE OF THE FIRST POBLI-CATION OF THIS NOTICE.

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

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

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

Personal Representative: /s/ Elizabeth Budden ELIZABETH BUDDEN Attorney for Personal Representative:

(813) 776-1282

/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

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.,

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 Hills-borough 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, Plaintiffs 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 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 Gace-

ATTN: If you are a person with a disability 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 Cordinator, 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 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:

ISAIAH REEVES, Petitioner.

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, ISAIAH 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 YOU ARE NOTIFIED that an action to 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

You must keep the Clerk of the Circuit Tou must keep the clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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: DOB: 6/3/2025 MINOR CHILD

NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS**

TO: Tiffany Metevia Headings, address

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 your parental nghis 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 CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS TION OF PARENTAL HIGHTS 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, Voice Impaired: 1-800-955-8770, Communication of the summons at least 7 days before your scheduled court appearance or immediately upon receiving this radys 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 RF: FSTATE OF

CLEOTA E. WHITE

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,

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 Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-manded 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 rotice is required to be served must life 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)

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 As the result of being unable to effectuate certified mall notice to Violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 12/03/2025 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 Enforce ment 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-25-0003102

NAME OF VIOLATOR: MARCUS ADONIS STARK
LOCATION OF VIOLATION: 1630 E MULBERRY DR, TAMPA, FL
CODE SECTIONS: 19-49

LEGAL DESCRIPTION: FERN CLIFF LOTS 27 91 AND 92

FOLIO: 149773.0000 CASE NO: COD-25-0003181 NAME OF VIOLATOR: 2017-2 IH BORROWER LP LOCATION OF VIOLATION: 8413 N HIGHLAND AVE, TAMPA, FL CODE SECTIONS: 19-5(a) 19-231(10) 19-231(11) 19-231(15)a 19-231(15)c 19-231(17) LEGAL DESCRIPTION: MANOR HILLS SUBDIVISION LOTS 28 29 AND 30 AND W 1/2 CLOSED ALLEY ABUTTING ON E BLOCK 12

CASE NO: COD-25-0003208

NAME OF VIOLATOR: WORLD CLASS HOMES LLC
LOCATION OF VIOLATION: 1805 E SLIGH AVE, TAMPA, FL
CODE SECTIONS: 19-50

LEGAL DESCRIPTION: 01/17/2016 LEGAL DESCRIPTION: RIVERBEND MANOR LOTS 2 AND 3 BLOCK P FOLIO: 149461.0000 CASE NO: COD-25-0003209

NAME OF VIOLATOR: WORLD CLASS HOMES LLC
LOCATION OF VIOLATION: 1807 E SLIGH AVE, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: RIVERBEND MANOR LOT 1 BLOCK P FOLIO: 149461.0100

CASE NO: COD-25-0003233 NAME OF VIOLATOR: ANGELINA ROSAS DE LOCATION OF VIOLATION: 2129 W ELM ST, TAMPA, FL CODE SECTIONS: 19-49 19-231(15)b LEGAL DESCRIPTION: AYALA'S GROVE SUBDIVISION LOT 19 BLOCK A FOLIO: 103656 000

FOLIO: 103665.0000 CASE NO: COD-25-0003243 NAME OF VIOLATOR: JOSHUA WILLIAM AND REBEKAH LOCATION OF VIOLATION: 39 HAMILTON HEATH DR, TAMPA, FL CODE SECTIONS: 19-50 19-231(15)b 19-231(15)c LEGAL DESCRIPTION: HAMILTON HEATH REVISED MAP LOT 32

CASE NO: COD-25-0003342 NAME OF VIOLATOR: DAVID FISH
LOCATION OF VIOLATION: 6905 N DUNCAN AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: COTTER'S SPRING HILL SUB LOT 8 AND S 30 FT OF LOT 7

FOLIO: 161895.0100 CASE NO: COD-25-0003361

CASE NO: COD-25-0003361

NAME OF VIOLATOR: STEVE SHAVER
LOCATION OF VIOLATION: 7321 N OLA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c

LEGAL DESCRIPTION: HAMNER'S W E ALBIMAR LOT 12 BLOCK 4 FOLIO: 162011.0000

CASE NO: COD-25-0003375

NAME OF VIOLATOR: NICOLAS KRAUSE AND GRACE
LOCATION OF VIOLATION: 6304 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-237 19-237(3)
LEGAL DESCRIPTION: OAKWOOD N 4 FT OF LOT 1 LESS ST AND LOT 2 BLOCK B FOLIO: 163052.0000

CASE NO: COD-25-0003431

NAME OF VIOLATOR: MATTHEW GEORGE LABADIE
LOCATION OF VIOLATION: 2426 STUART ST, TAMPA, FL
CODE SECTIONS: 19-231(5): 19-231(10) 19-231(11) 19-231(12) 19-231(13)

LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 28 BLOCK 25

FOLIO: 190752.0000 CASE NO: COD-25-0003453 NAME OF VIOLATOR: KILBY H ROBB LOCATION OF VIOLATION: 203 W KIRBY ST, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: GOLDSTEIN'S HILLSBOROUGH HEIGHTS LOTS 17 AND

18 BLOCK 7 CASE NO: COD-25-0003566 NAME OF VIOLATOR: DR GEORGE FOXX LOCATION OF VIOLATION: 103 W HAMILTON AVE, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: AVON SPRINGS W 60 FT OF LOT 5 BLOCK 17

FOLIO: 161319.0000 CASES TO BE HEARD AT THE 1:00 P.M. HEARING

CASE NO: COD-25-0002609 NAME OF VIOLATOR: SIHAM LOCATION OF VIOLATION: 501 W COLUMBUS DR, TAMPA, FL CODE SECTIONS: 27-156 27-326

CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: 1 MAC FARLANE HUGH C SUBDIVISION REVISED MAP E
50 FT OF LOT 8 LESS S 3 FT FOR RD BLOCK B LESS ADD'L R/W LYING WITHIN
FOLLOWING: BEG 15 FT N OF SW COR OF LOT 5 RUN SELY 18.85 FT TO A PT
LYING 12 FT E & 3 FT N OF SW COR OF LOT 5 THN E 209.54 FT N 87 DEG 57 MIN
W 110.09 FT W 91.86 FT N 53 DEG 16 SEC W 18.38 FT N 18 DEG 46 MIN W 15.81
FT AND S 18 FT TO POB
FOLIO: 18889 200 FOLIO: 182538.0000

CASE NO: COD-25-0003109

NAME OF VIOLATOR: 72 PROPERTIES LLC

LOCATION OF VIOLATION: 7903 N 13TH ST, TAMPA, FL

CODE SECTIONS: 27-156 27-326

LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 4 BLOCK 67 FOLIO: 146989.0100

CASE NO: COD-25-0003240 NAME OF VIOLATOR: ALBERTO OROPESA LOCATION OF VIOLATION: 2702 N LINCOLN AVE, TAMPA, FL CODE SECTIONS: 27-43 27-282.28 27-290 27-326 LEGAL DESCRIPTION: MICHIGAN HEIGHTS LOT 17 BLOCK 6

CASE NO: COD-25-0003423

NAME OF VIOLATOR: STEVEN OWEN CROSS

LOCATION OF VIOLATION: 216 N GOMEZ AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a)(5) b 27-326

LEGAL DESCRIPTION: OAKLYN LOT 1 BLOCK 3

FOLIO: 169013 0000 FOLIO: 169013.0000

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 THE MEETING. OF THE MEETING

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC 11/7-11/28/25LG 4T

All other creditors of the decedent and other persons 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 prop-erty 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-ten demand is made by a creditor as speci-fied under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 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: amy@dwvfirm.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.

IJK VENTURES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

NOTICE OF ACTION
TO: IJK VENTURES LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
18726 Wimbledon Circle, Lutz, FL 1138 Douglas Ave, Burlingame, CA 94010

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

escribed 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

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, Plaintiffs attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL. 28606. p. or before 1/28/2025, a data within 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.

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

DATED on October 31, 2025.

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

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

CIVIL DIVISION CASE NO.: 24-CA-010423 DIVISION: C

MARISEL CRUZ. Plaintiff,

CARLOS RUBEN GUZMAN. Defendant.

NOTICE OF ACTION

TO: CARLOS RUBEN GUZMAN, whose 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

Legal Description

UNIT 4030A, BUILDING 5, OF COR-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 HILLSPANDING CONDOMINIUM PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF HILLSPANDING COURTS. SBOROUGH 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 publica tion 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

LEGAL ADVERTISEMENT 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

NOTICE TO CREDITORS

The administration of the estate of Brian L Pinker, Al/ka 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 address of the county of the second processed the second county of the dresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE CASHIS WIRE HIS COULD NOT BE POPULE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM TICE ON THEM.

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

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

File No. 25-CP-002077 Division U

IN RE: ESTATE OF KATHRYN E. LANE Deceased

NOTICE TO CREDITORS

The administration of the estate of KATH-RYN E. LANE, deceased, whose date of HYN 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.

tive's attorney are set forth below.

All creditors of the decedent and other All deathors of the decedent 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 NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 speci-fied 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 PUBLI-CATION OF THIS NOTICE

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

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

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

Division A

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2192

IN RE: ESTATE OF WILNA MARIE CARLSON Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILNA MARIE CARLSON, deceased, whose date MAHIE CAHLSON, 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 prop-erty 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 speci-fied 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 PUBLI-CATION OF THIS NOTICE

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

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS 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 Di-vision, 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. TICE 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 PUBLI-CATION OF THIS NOTICE.

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

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

The date of first publication of this notice is November 7, 2025. Personal Representative: /s/ Scarlet Andreina Mendoza

Attorney for Personal Representative: /s/ Laura M. Gallo Gallo Law, P.A. 2815 W. Waters Ave. Tampa, FL 33614 (813) 530-8009 www.gallolawfl.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.,

MICHAEL LEWIS LEE,

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 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 compon elements appurenant thereto all as mon elements appurtenant thereto, all as recorded in the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 709 Russell Lane #221, Brandon, FL 33510.

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 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 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 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 secondary with law. 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 Marga ret Ann Hill, deceased, whose date of death was June 23, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Protate 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 and the personal representative. resentative and the personal representative's attorney are set forth below.

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 NO. OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their against deceans state into the 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 proper-ty to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes

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

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

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 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 TICE ON THEM.

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

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

FOREVER BARRED.

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

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 repre-

sentatives 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 DECEDENT'S DATE OF DEATH IS

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@pjmattorneys.com 11/7-11/14/25LG 2T

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-003697 Division: B

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

ESCRIBED PROPERTY.

LOT 20, BLOCK 7, OF FISHHAWK
RANCH PHASE 2, PARCEL D, UNIT 1,
ACCORDING TO THE MAP OR PLAT

THEROF, AS RECORDED IN PLAT BOOK 84, PAGE 26, OF THE PUB-LIC RECORDS OF HILLSBOROUGH

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, Plaintiffs 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-

TO: BRETT RAY

described property:

COUNTY, FLORIDA.

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

The date of first publication of this Notice is November 7, 2025.

Personal Representative:

ELISABETH McFARLAND KUHLMEYER 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, alv/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 and the personal representative's attorney are set forth below.

Áll creditors of the decedent 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.

Fax: (813) 228-9471

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

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, FI ORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 23-CA-012827
GENERAL CIVIL DIVISION:
Freedom Mortgage Corporation
Plaintiff(s),

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. calforelose.com at 10:00A.M. on the 13th day of January, 2026, the following described property as set forth in said Final Judament, 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.

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

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 ESTATE OF

IN RE: ESTATE OF CHAD DUANE DUNCAN, Deceased.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is 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

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/ADARequest.

The Property is legally described as follows:

KEY (See Map)

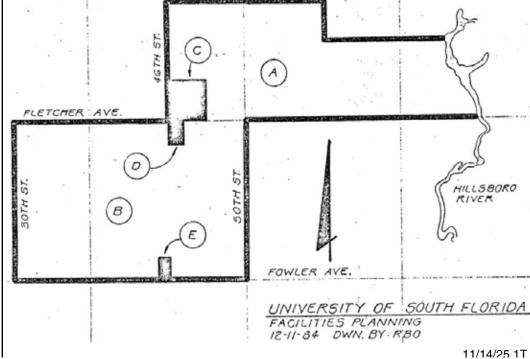
(A) The S½ of Government Lots 1 and 2; the E½ of the SE¼; the NW¼ of the SE¼, all in Section 4; the S½ of Government Lots 3 and 4; and the SW¼ and the SE¼, all in Section 3; and all that part of the S½ of Section 2, lying West of the Hillsborough River; all of the above described lands being in Township 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 (SW1/4) of the Southeast Quarter (SE1/4) 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.



11/14/25 1T (Continued on next page)

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-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

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,

Attorneys for Plaintiff

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 Condomini-um, according to The Declaration of Con-dominium 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 0.R. Book 17170, Page 686, and all exhibits and amendments the 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 - RGF: 33 - 29 - 18 Subject To All Outstanding Taxes

Name(s) in which assessed: NADÍME 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 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,

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:

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**

Folio No.: **1471650100**

Name(s) in which assessed:

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,

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

Folio No.: 0370960500

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:

Certificate No.: 2023 / 3565 File No.: 2025-866 Year of Issuance: 2023 Description of Property: STONE CREEK POINTE A CONDO-MINIUM 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 parreeds any accommodation in order to par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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,

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 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 I INF 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

HILLSBOROUGH COUNTY

at www.hillsborough.realtaxdeed.com If you are a person with a disability who needs any accommodation in order to par-

ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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,

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 Pear 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 RW
OF CREST TOP TRAIL THN \$ 37 DEG
43 MIN 24 SEC W 115 FT THN 4.17 FT
ALG THE ARC OF THE CURVE TO THE
LEFT W/BAD OF 165 FT CHD BRG N 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

PLAT BK / PG: 81 / 3 SEC - TWP - RGE: 29 - 29 - 21 **Subject To All Outstanding Taxes** Name(s) in which assessed:

POB BLOCK C

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 cortical days price to the debt the certain in 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 : 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 - RGF: 09 - 30 - 21

Subject To All Outstanding Taxes LAND TRUST CAPITAL LLC /

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

All of said property being in the County of lillsborough, 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.

you are a person with a disability who needs any accommodation in order to parricipate 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,

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, Flori-da 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 THE FIRST PUBLICATION OF NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and

HILLSBOROUGH COUNTY

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

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

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

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

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

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

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 repre-sentatives 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served, must file their a copy of this notice is served, must life 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 unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE NOTICE.

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

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

The date of first publication of this Notice is 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@sqhlawoffice.com

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

COUNTY CIVIL DIVISION **BRUSSELS BAY HOMEOWNERS** ASSOCIATION, INC., Plaintiff.

HILLSBOROUGH BAY 33578 TRUST, DERIVATIVE HOLDINGS B7, LLC,

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 HILLSBOR-OUGH 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 appear-

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,

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

NOTICE OF SALE

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 Court-

PROPERTY ADDRESS: 18110 Court-ney 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

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

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.,

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 EL EMENTS 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 cale.

the sale. 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

IN THE COUNTY COURT IN AND FOR

HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-071532 SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC.,

KENYETTA WHITE-JOHNSON, A MARRIED WOMAN AND THE UNKNOWN SPOUSE OF KENYETTA WHITE-JOHNSON,

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 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

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 PI, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auc-tion 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 Attorney for Plaintiff 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.

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 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 Countries of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough Countries of the Circuit Court of the Countries of t 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, fb/o Christ the King Catholic Church, are Defendants; VICTOR CRIST as the Clerk of Court or Hillsborough County will sell to the hindest 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 SUBDI-VISION, as per map or plat thereof re-corded in Plat Book 12 on Page 66 of the Public Records of Hillsborough County,

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 AF-

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NO-TICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED HEREIN.

If you are a person with a disability who needs an accommodation in order to ac-cess 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 Coordinators 200 E. Twister, Extent Tampa 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@fljud13.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: mrk@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.

LILLIAN MCDANIEL, deceased, et al.,

Plaintiffs.

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, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees or any other person claiming by, throug 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

Site Address: 915 E. Warren St., Plant City, Florida

Folio No. 206797-0000

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,

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 file the original with the clerk of this Court at EDGECOMB COURTHOUSE - 800 E at EDGECOMB COURTHOUSE – 800 E Twiggs St, Tampa, Florida 33602, before service on Petitioner or immediately thereaf-ter. 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 Cir-You must keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved 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 of-

WARNING: Rule 12,285, Florida Family aw 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

Petitioner/Husband. ABIGAIL NICOLE STAMPER a/k/a WIN-

MATTHEW 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 Courts (Cell of Circuit Court Services). 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

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

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

You must keep the Clerk of the 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 of-

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

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

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 EOREVER BARRED

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

The date of first publication of this notice is 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

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 Notice is required to be served must life 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 NO-TICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Dispo-sition 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 Stat-The written demand must be filed with the Clerk.

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

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

The date of first publication of this notice is

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 É-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 ANTO-NIO 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 \$459.30 Kimberly Johnson 1071 Natanel Baucicot B297 Deni Brave B007 \$843.02 Latasha Williams B044 \$747.41 Tavarus McMillian B590 \$319.65 \$632.45 1022 Sylvio Desir Helen Sanders 1018 \$446.20 Sherla Paulsen B502 \$319.65 Tasha Parks \$464.10 1016 Torrance Lockett B357 \$502.80 Dominique Cooklin A114 \$317.94 10415 N. Florida Ave., Tampa, FL 33612 \$589.54 Kimberly Kelsey-Johnson

Janine Hargrett 114 \$478.74 126 \$427.22 Timothy Hill 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 Dve 233 \$565.69 Chianti Bloom \$454.75 1330 2309 Angel Oliva Senior St., Tampa, 33605 3106W

Treaca Girven Monica Bryant 121 1128W 4406 W. Hillsborough Ave., Tampa, FL 33614 Theo Lane 3016 Jacqueline Hillier 1503 Amanda Richardson 4021 Daniel Cotten 1302 \$599.37 Noriega Thompson 3143

1413

4082

3081

1622

3056-57

Ashante Dennard

Elbert Chun

Rudy Augustin

Brodrick Bunkley

Veronica Vargas

\$566.02 \$250.86 \$459.74 \$2.383.80 \$453.92 \$456.37 \$396.06 \$291.12 \$1,123.65 \$616.19 \$487.22

\$546.32

HILLSBOROUGH COUNTY Chelsea Pierce \$352.17 3130

Benjamin Sanchez Montalvo 3144 \$358.17 Alton Walker 4402 \$464.51 Thaddeus Antwann Nobles 4135 \$459.74 \$398.34 Mariah Pemberton 1205 Jeffrey Johnson 1215 \$612.78 4248 \$399.66 Lisa Field Amanda Richardson 4060 \$456.37 Mary La Rosa 3136 \$334.27 1210 \$452.40 Aquitania Colbert Yasser Ramirez Guzman 3222 \$836.67 Barbra Bell 2006 \$291.12 Aquitania Colbert 3073 \$688.30 5404 W. Waters Ave., ampa, FL 33634 Lazaro Delgado Perez 1032 \$664.11 \$813.62 Michael West 2188 Jon Pachorkowsky 1068 \$366.35 Dykares Seaphus 1117 \$502.80 Gladys Perez 1449 \$278.22 1115 Juan Gonzalez \$502.80 Eric Parker 2116 \$212.85

Dan White 0023 \$664.58 Miguel Castillo Ortiz 1163 \$380.35 3182 Curlew Rd., Oldsmar, FL 34677 Nakia Kelley \$959.15 C269 Ebonee Walke C336 \$918.25 3939 W. Gandy Blvd., Tampa, FL 33616 Andrus Bennett \$497.87 5215 **Brittney Bettis** 4751 \$279.39 Donald Jones 1421 \$746.42 Rashid McPherson \$179.20 4002

Brenda Dean 5117 \$624.65 Tiffany Tracy 4803 \$233.35 1068 \$260.60 Christopher Lewers 6111 Gunn Hwy., Tampa, FL 33625 Anthony Montalyo 1024 \$817.31 Justin Barber 3444-54 \$659.75 Hilem Maia Siqueira 1702 \$699.00 Desiree Pitts 3523-25 \$484.45 Bernadette Graham \$699.90 2444 11401 W. Hillsborough Ave., Tampa, FL 33635 Jahir Orlando Diaz 1219 \$436.02 2116 \$476.72 Yessica Torres Darius Jones

14123 State Rd. 54, Odessa, FL 33556 \$213.80 Yolimar Medina 1050 **3826 W. Marcum St., Tampa, FL 33616** Hawley 058 \$4

Chad Hawley \$459.74 157 \$7,560.59 Fredricka Brooks 11/7-11/14/25LG 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY,

1259

1460

\$263.05

\$617.09

FLORIDA Case No : 25-DR-001297 COURTNIE NEWMAN,

and JOSHUA NEWMAN,

Petitioner,

Alexaundria Hill

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 COURTNIE 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

You must keep the Clerk of the Cirrou 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 of-

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 strik-

ing 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

NOTICE OF HEARING AND NOTICE OF

IN RE: ADOPTION OF A.G.G., Adoptee

ACTION TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION TO: ANDRES FELIPE LONDONO GIRALDO

Address Unknown A petition to terminate parental rights ending adoption has been filed. A Copy
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"

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. be-fore 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

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:

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 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.

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 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@fliud13.org within two 8770, E-mail: ada@fijud13.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 cell 711 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-F

YASSMIN ROQUE,

Petitioner.

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, Wirnauma, FL 33598, on or before 11/20/2025, and file the original with the belock of this Court of 800. the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Petition-er 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 of-

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain

LEGAL ADVERTISEMENT 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.

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 pricinal with the clark of this Court at 800 E

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

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

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

You must keep the Clerk of the 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 clark's of address(es) on record at the clerk's of-

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,

RAYASIA DOMINIQUE SINGLETARY,

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

TO: RAYASIA DOMINIQUE SINGLETARY Last known address:

243 Dryden Pl, Brooksville, FL 34601 YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KEVIN DARNELL SINGLETARY, whose address is 11717 Blackbrook Ct, Seffner, FL 33584, on or before 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 demand-

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

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

You must keep the Clerk of the Cirrountus 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 of-

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 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 begin ments 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 Lawer 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 speci-

fied 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.

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,

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; NEGLEY REAL ESTATE, LLC; CRUZ CREATIVE SOLUTIONS, LLC; JAMES BLINCOE; GRETCHEN BI INCOE: JAI ON BRYAN HARRIS. BLINCOE; JALON BRYAN HARRIS; KEY ROYALE RESIDENT OWNERS ASSOCIATION, INC.; are Defendants, Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.

manatee.realforeclose.com at 11:00 a.m. on 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 ELOPIDA 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 provision of certain assistance: Please ontact 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 SPOSSED 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. 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.

FLORIDA. PARCEL IDENTIFICATION NUMBER: 5275100109

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

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,

Giovanni Coronel, et al.,

Defendants. Case No: 412025CA000255CAAXMA NOTICE OF FORECLOSURE SALE 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.
412025CA00255CAAXMA 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" Colonneso, Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com at 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

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 Mortgager, 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.

VS.
MICHAEL E. SHEETS; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY NK/A BRIANA
SHEETS; CANDICE JO SHEETS; AND
SHEFFIELD GLENN HOMEOWNERS
ASSOCIATION, INC.,
DEFENDANTS

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 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 LINKNOWN 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

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. 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

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 Florida 3420b, (941) /41-40b2, 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).

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

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. manatee.realforeclose.com at 11:00 A.M. on the 3rd day of December, 2025, the following described property as set forth

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 hearin 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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

11080-1024038

File No. 412025CP002517CPAXMA IN RE: ESTATE OF JANICE FEISTER

NOTICE TO CREDITORS

The administration of the estate of JAN-ICE FEISTER, deceased, whose date of death was November 29, 2024; File Number 412025CP002517CPAXMA, is pendber 412025CP00251/CPAAIVIA, is possing in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. 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 THE MOTOR CATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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:

DOUGLAS B. STALLEY 16637 Fishhawk Boulevard, Suite 106 Lithia, FL 33547

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

GENDERS ALVAREZ DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744

Fax: (813) 254-5222 ervice for all attorneys listed above: GADeservice@GendersAlvarez.com 11/14-11/21/25LG 2T

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

CIVIL DIVISION Case No.: 2025CA001912AX ACHIEVA CREDIT UNION, Plaintiff.

AARON JAY WINDERS; BRIAN LEE WINDERS and ALISA RENEE SMITH: 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; ALISA RENEE SMITH AS THE PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK O. WINDERS JR. (deceased); ACHIEVA CREDIT UNION, A FLORIDA STATE CHARTERED CREDIT UNION; UNKNOWN TENANT #1 and **UNKNOWN TENANT #2;** Defendants.

NOTICE OF ACTION – MORTGAGE FORECLOSURE

TO: BRIAN LEE WINDERS, 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 Defendant, if he is

Whose Residence is Unknown Whose Last Known Mailing Addresses are: **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 212.05 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" Colonneso 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) 6, 7, 17, & 18, Township 35 South, Range 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-

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

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 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 PUBLI-CATION OF THIS NOTICE.

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

The date of first publication of this notice is Personal Representative:

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

James Ransom Smith

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,

MICHAEL SHEETS: UNKNOWN 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 birdhest and best bidder for 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.

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 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) 741-74062, at least seven (7) days before your 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),

DAVID HILL, UNKNOWN SPOUSE OF DAVID HILL AND UNKNOWN TENANT IN POSSESSION OF 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 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 in said Final

Lot 69, Cordova Lakes, Phase III, according

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 DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 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

ORANGE COUNTY

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.,

Luciano Donggel Bonilla Delgado; et al.,

NOTICE OF FORECLOSURE SALE

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 trowest 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 <u>www.</u> 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,

Property Description: UNIT 306, BUILDING 24, OF HAMP-TONS AT METROWEST, A CONDO-MINIUM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RATION OF CONDOMINIOM THEREOF RECORED IN OFFICIAL RECORDS BOOK 7830, PAGE 2283, OF THE PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED SHARE IN THE COMMON ELE-

Property Address: 3428 Soho St., Unit 306, Orlando, FL 32835

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 par-ticipate 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 Γelephone: (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

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 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 NO-TICE ON THEM.

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

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 properly 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 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 Sec-tions 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 and the Department 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 at St. Augustine Hesort 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 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 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 Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Lizzet Colon, CALLE 39 LL #1 JARDINES DEL CARIBE, Ponce, PR 00729: WEEK: 08: LINIT: 26312: TVDE:

(Continued on next page)

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

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 Tim Claim of Lien encumpering the filmeshale 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. 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 Knachab, LUTE #4 LOS LLANUS, 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 ORLIGOP. Luga May Reiglaga Quipopes \$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, OBLIGOR: Luz Inia Rodriguez Rivera, CALIGOR: DESENDAT. Mayaguez, PR 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 2025 OBLIGOR: Edsel Nivillac AKA E. J. Nivillac, Grebbelinieweg 35, Curacao Curaçao and Imelda Nivillac Sanchez, AKA I. M. Nivillac Sanchez, GREBBELINIEWEG 35, Curacao 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

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 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 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 National state of the costs of or days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Laureano Alberto Salas Santana, HEREDIA DE LA MC DONALD CARRETERA BARVA 250 OESTE Y 25 NORTE M.D, Heredia Costa Rica; VOI: 273204-01; TYPE: Annual;

MDK-54557

ORANGE COUNTY

POINTS: 25800; TOTAL: \$8,133.47; PER DIEM: \$2.60; NOTICE DATE: October 24, 2025 OBLIGOR: Diego Roberto, 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: 207700; TOTAL: \$11,949.30; PER DIEM: \$4.16; NOTICE DATE: October 24, 2025 OBLIGOR: Yuleidy Sanchez Puello, Av Jacobo Majluta Residencial VIIIa Los Milagros Manzana B Ed 31 Ap 301, Villa Mella Dominican Republic; VOI: 323011-01; TYPE: Annual; POINTS: 44000; TOTAL: \$13,837.72; 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 and Manuela Morbin Leite De Barros, Rua 15 De Novembro 1589, Campo Grande 79002-141 Brazil; YOI: 323451-01; TYPE: Annual; POINTS: 56300; TOTAL: \$22,887.52; PER DIEM: \$8.15; NOTICE DATE: October 24, 2025 File Numbers: 25-022224, 25-022332, 25-022324, 25-022329, 25-022324, DIN-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

Vacations

Ownership Interest at Flex

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 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 Mortagae encumbering the Timeshare 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 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. insufficient to offset the amounts secured by the Mortgage. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zeppetello, Esq. as Trustee pursuant to Fla. Stat. \$721.82 PO Box 165028 Columbus, 0H 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Adekola Olugbenga Balogun, C177 Road 11 Zone C. Niron Town Fetate Leiki Laros 0000 Olugberiga Baloguii, C177 hodu 17 2011e 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 DBI IGOR: Antonia Roberto, Dies De 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, 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 Layelle, 194 Prince Of Wales Lane Yardley 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 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,

Carlos Wesley Moses Arias, et al.
Defendants. Case No.: 2024-CC-010919-O

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

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,

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 #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 SPOUS-ES, 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 OR-ANGE County, Florida, legally described as: LOT 4, BLOCK A, SINCLAIR PARK, ACCORDING TO THE PLAT THERE-OF 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

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: servicefl@mtglaw.com

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

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OR-ANGE COUNTY, FLORIDA

Case No. 2018-DR-002271-O

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

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 of-

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 Or

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 BEN-JAMIN 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.

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

The date of first publication of this notice is November 7, 2025.

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 al/kJ 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 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

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

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

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

The date of first publication of this notice is 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

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.

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

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 Sec-tions 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,

Paula M. Suarez, et al. Defendants. Case No.: 2020 CA 000618

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

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

11080-1023747

CIVIL DIVISION CASE NO.: 2025 CA 002240 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF,

VAGNER ALMEIDA LLC, ET AL., DEFENDANT(S).

NOTICE OF ACTION TO: Evan M. Calhoun Last Known Address: 3071 Yellow Lanana 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 Lan-tana 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 writ-ten 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 without he published the control of the country of either before service on Plaintiff's attor ney 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 provi-sion 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.

KELVIŃ 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 OSCEDLA 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 Odmar Larose Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758

Current Residence: UNKNOWN TO: Unknown spouse of Odmar Larose Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 **Current Residence: UNKNOWN**

TO: Unknown spouse of Odmar Larose Last Known Address: 5404 Limelight Circle APT. 4 Orlando FL 32839 Current Residence: UNKNOWN TO: Odmar Larose

Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Odmar Larose

Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN TO: Odmar 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 Neighbor-Lot 19, Block 1333, 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, PL 20071, or or before 16th December. 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 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 provi-sion 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 RE-SERVED PUBLIC SALE AT 9:00 AM THE VEHICLE LISTED BELOW AT THE FOL-LOWING 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 49-111219-P, Application Number 240614-44350 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, south-west 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

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 Divisi tion Division, by telephone at 561-682-6911, tion Division, by teleprione at 301-02-0311, 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

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 writ-ten 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 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 in the Distinct 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 cotter. 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

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-de-livery, 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 residue. 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

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 contest-

- ed, 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 repre sentative, 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 peti-
- tioner received notice of the SFWMD's deci-5. A statement of all disputed issues of ma-
- terial fact. If there are none, the petition must A concise statement of the ultimate facts alleged, including the specific facts the peti-
- tioner contends warrant reversal or modifica-tion 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
- 8. If disputed issues of material fact exist the statement must also include an expla-nation 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. Plaintiff.

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:

YOU ARE HEREBY NOTIFIED that an ction to foreclose a mortgage on the follow ing described property located in Osceola County, Florida:

JOUNTY, FIORICA:

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 OSCEO-LA 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 Trom-berg, 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

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 par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinaassistance. Please contact ADA Coordinator Osceola County, Court Administration at (407) 742-2417, fax 407-835-5079 or at ctadmd2@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 less than 7 days; if you are hearing or voice impaired, call 711. Clerk of the Circuit Court

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, 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 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 belowmentioned 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

Lot 45, BRIGHTON LAKES PHASE 1 - PARCEL F, according to the map or plat thereof as recorded in Plat Book 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, the highest and best bidder, for cash, a 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 Coordinator, Court Administration, Osceona 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

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 NO-TICE ON THEM.

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

CATION OF THIS NOTICE. 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 speci-fied under s. 732.2211, Florida Statutes. The

written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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 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, FLOR-

PNC Bank, National Association

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

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.

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 Coun-

has been filed against you and you are rerules been lifed 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 Administraassistance. Please contract Court Annihilated to the American 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

CASE NO.: 2025 CA 002252 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF,

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 Current Residence: UNKNOWN

OSCEOLA COUNTY

TO: Thales Larose Last Known Address: 5404 Limelight Circle Kissimmee FL 34758 Current Residence: UNKNOWN TO: Unknown spouse of Odmar Larose

Last Known Address: 615 N Delmonte Ct. Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Unknown spouse of Odmar Larose

Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811

Current Residence: UNKNOWN TO: Unknown spouse of Odmar Larose Last Known Address: 5404 Limelight Circle APT. 4 Orlando FL 32839 Current Residence: UNKNOWN

TO: Odmar Larose Last Known Address: 615 N Delmonte Ct, Kissimmee, FL 34758 Current Residence: UNKNOWN TO: Odmar Larose

Last Known Address: 1017 S Kirkman RD 32 Orlando FL 32811 Current Residence: UNKNOWN

TO: Odmar 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 de-

Scribed 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,

has been filed against you and you are rehas been filed against you and you are required to serve a copy of your written defenses, if any, to it, on 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 ther before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

CIVIL DIVISIÓN CASE NO.: 2025 CC 005569 CF THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.,

MILENY PENA, Defendant.

Plaintiff.

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, Ac-cording 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 writ-ten defenses, if any, on or before 16th De-cember 2025 or 30 days after the first pub-lication 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 en-tered 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 Gace-

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 provi-sions 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 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

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2025-CA-1396OC

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

JESSICA NICOLE MARTIN

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 hefore service on Aaron W. Saoud 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,

CHRISTOPHER LEUDEMANN, Respondent.

NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD)

TO: CHRISTOPHER LEUDEMANN 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 HAN-DERHAN, 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: qpotlaw@gmail.com), on or before 12/15/205, 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

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

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

ing 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,

The Unknown Heirs. Devisees. Grantees Assignees, Lienors, Creditors, Trustees, or Other Claimants by, through, under or against, Janna Parramore, Deceased: et al. Defendants.

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants by, through under or against, Janna Parramore, 4417 Hawksley PI

Wesley Chapel, FL 33545 I ACT KNOWN ADDDEC **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

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 de-fenses, 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,

If you are a person with a disability who pate in this proceeding, you are entitled, at no pate in his 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 dept. 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 accommo date for this service. Persons with disabilities needing transportation to court should con-tact their local public transportation providers for information regarding transportation

WITNESS my hand and seal of the said Court on the 12th day of November, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller

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

Deputy Clerk: Haley Joyner Lender Legal PLLC 1800 Pembrook Dr #250, Orlando, FL 32810

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,

BERNI ROSER CASTILLO AND

DERBY NICOLLE RIVERA,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Fore-closure 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, in-clusive, of the Public Records of Pasco

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 <a href="https://www.pasco.ncm.nc.gov/www.pasco.nc.gov/w reclose.com at 11:00 A.M. on January

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

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,

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 Mortgager, 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 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

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

/s/ Nick Geraci

Nick Geraci, Esq.

11080-1024332

LAKEVIEW LOAN SERVICING, LLC Plaintiff(s),
CASE NO.: 2023CA005040CAAXWS

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 PROPERTYNIK/A Final Judgment of Foreclosure dated the

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, FLORIDA.

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.

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 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 for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

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

Dated this 29th day of October, 2025.

By: /S/ Liana R. Hall

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

2.516

ESERVICE@MGS-LEGAL.COM

11080-1023860

CIVIL DIVISION CASE NO.: 2025CA002053CAAXWS NATIONSTAR MORTGAGE LLC

Plaintiff.

JO CHILDERS, LOIS CONGER, KURT CRUSEY, MICHAEL CRUSEY, NEIL CRUSEY, UNKNOWN HEIRS, NEIL CHOSEY, UNRNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH E. REHM AV/A DEBORAH REHM, RICH KERBER, RON KERBER, TERESA KNAPP A/K/A TERESA CRUSEY,

PASCO COUNTY

LYNNE LAYMAN, CATHY SHERMAN, DAN SHERMAN, TOM SHERMAN AND LINDA SHERMAN-GARCIA, ET AL., Defendant(s).

NOTICE OF ACTION

TO: Lynne Layman Last Known Address: 5153 Amulet Drive, New Port Richey, FL 34652 Current Residence: UNKNOWN Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interes in The Estate of Deborah E. Rehm A/K/A

Deborah Rehm Last Known Address: 14 Smalley Road, Edison Township, NJ 08817 Current Residence: UNKNOWN Unknown Heirs, Beneficiaries, Devis Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Deborah E. Rehm A/K/A Deborah Rehm

Last Known Address: 64 Macarthur Dr, Edison, NJ 08837

Current Residence: UNKNOWN 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

Last Known Address: 5153 Amulet Drive, New Port Richey, FL 34652 Current Residence: UNKNOWN Unknown Spouse of Deborah E. Rehm A/K/A Deborah Rehm

Last Known Address: 14 Smalley Road, Edison, NJ 08817

Current Residence: UNKNOWN Unknown Spouse of Lynne Layman Last Known Address: 5153 Amulet Drive, New Port Richey, FL 34652

Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Scribed property:

VILLA ONE, UNIT A, OF GULF HARBORS CONDOMINIUM SECTION FOUR, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 463, PAGE 531 TOGETHER WITH ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGES 165-167, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE OR INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

MENTS APPORTENANT THERETO. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 15th, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing. of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of 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 M 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 needthis service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation

WITNESS my hand and the seal of this Court this 7th day of November, 2025. Nikki Alvarez-Sowles, Esq. As Clerk of Court By: s/ Haley Joyner As Deputy Clerk Miller, George & Suggs, PLLC 11/14-11/21/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 512025CP001135CPAXWS IN RE: ESTATE OF KATHERINE KARAGOZIAN

Deceased.

NOTICE OF ADMINISTRATION (intestate)

The administration of the estate of KATH-The administration of the estate of NATH-ERINE KARAGOZIAN, deceased, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The estate is intestate.

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

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

Persons who may be entitled to exempt property under section 732.402, Florida property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or

PASCO COUNTY

on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of a will or involving any other matter affecting any part of the exempt

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

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

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

/s/ Michael P. Karagozian MICHAEL P. KARAGOZIAN 3084 Arbor Oaks Dr. Tarpon Springs, FL 34688 Attorney for Personal Representative: /s/ Sherri M. Stinson Florida Bar No. 716456 Email: sherri@stinsonlegal.com

Sherri M. Stinson, P.A. 2945 Alt. 19, Suite A Palm Harbor, FL 34683 Telephone: (727) 351-7057

NOTICE OF INTENTION TO REGISTER

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

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:
YELLOW CARD FLORIDA

Owner: RadioActive Expectations LLC 5638 Sheer Bliss Loop Land O Lakes, FL 34639 11/14/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 512025CP001135CPAXWS IN RE: ESTATE OF KATHERINE KARAGOZIAN. Deceased

NOTICE TO CREDITORS

The administration of the estate of KATH-ERINE KARAGOZIAN, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 NO OF SERVICE OF A COPY OF THIS NO-

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 proper-ty 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 PE RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED

The date of first publication of this notice is November 14, 2025. Personal Representative:

/s/ Michael P. Karagozian MICHAEL P. KARAGOZIAN 3084 Arbor Oaks Dr. Tarpon Springs, FL 34688

Attorney for Personal Representative: /s/ Sherri M. Stinson Florida Bar No. 716456 Email: sherri@stinsonlegal.com Sherri M. Stinson, P.A.

2945 Alt. 19. Suite A Palm Harbor, FL 34683 Telephone: (727) 351-7057

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

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

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Roadway activities on 3 acres known as Palmetto Ridge SR 52 Intersection Improvements – Western Access. The project is located in Pasco County, Section(s) 9 & 10, Township 25 South, Range 19 East. The permit applicant is FDOT District 7 Attn: Joel Johnson whose address is 11201 N Malcolm McKinley Dr., Tampa, FL 33612. The Permit No. is 43010883.014.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Wa-

PASCO COUNTY

ter Management District, 7601 Highway 301 North, Tampa, FL 34637-6759. NOTICE OF RIGHTS

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

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

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

11/14/25LG 1T

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

CASE NO.: 2025CA000229CAAXES Division: B

HIGHLAND OAKS TOWN HOME ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff.

VS.
BELL HARBOR, LLC, a defunct Florida limited liability company, JOHN M. DAL-FINO, deceased, KRISTINE DALFINO, JARRYD DALFINO, AMANDA DALFINO, ADAM DALFINO, JOSEPH DALFINO, ANY AND ALL UNKNOWN HEIRS OF JOHN M. DALFINO, and ANY AND ALL UNKNOWN PARTIES, Defendant

NOTICE OF ACTION

TO: Defendants, ANY AND ALL UNKNOWN HEIRS OF JOHN M. DALFINO, deceased, and ANY AND ALL UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, HIGHLAND OAKS TOWN HOME ASSOCIATION, INC, First Amended Complaint to Quiet Title to Real Proporty. ("Complaint") filed in this action: Property ("Complaint") filed in this action: YOU ARE NOTIFIED that an action to

quiet title to the following property in Pasco County, Florida: THE NORTH 220 FEET OF EAST ½ OF THE NORTH 220 FEET OF EAST 1% OF SOUTHWEST ¼ LYING EAST OF FT. KING ROAD AND NORTH 220 FEET OF WEST ½ OF SOUTHEAST ¼ OF SOUTHWEST ¼, ALL IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. LESS THOSE PARCELS DESCRIBED

- OFFICIAL RECORDS BOOK 6394, PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6394, PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6394, PAGES 267 THROUGH 268, OF THE PUBLIC RECORDS OF PAS-CO COLINTY FLORIDA:
- OFFICIAL RECORDS BOOK 6394, PAGES 113 THROUGH 114, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6409, PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- CO COUNTY, FLOHIDA;
 OFFICIAL RECORDS BOOK 6426,
 PAGES 1596 THROUGH 1597, OF
 THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
 OFFICIAL RECORDS BOOK 6457,
 PAGES 50 THROUGH 51, OF THE
 PUBLIC RECORDS OF PASCO
 COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6472, PAGES 1878 THROUGH 1879, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6468, PAGES 589 THROUGH 590, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA:
- 10. OFFICIAL RECORDS BOOK 6457, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

PASCO COUNTY

- 11. OFFICIAL RECORDS BOOK 6547, PAGES 1771 THROUGH 1772, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
 - OFFICIAL RECORDS BOOK 6620, PAGES 888 THROUGH 889, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
 - OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6522,
 - PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
 - OFFICIAL RECORDS BOOK 6696, PAGES 1781 THROUGH 1782, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
 - OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6743,
 - PAGES 1398 THROUGH 1399, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS 800K 6743, PAGES 1489 THROUGH 1490, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6820, PAGES 1385 THROUGH 1386, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- 20. OFFICIAL RECORDS BOOK 6814, PAGES 1479 THROUGH 1480, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6806, PAGES 1954 THROUGH 1955, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6787,
- PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6814, PAGES 1508 THROUGH 1509, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6901, PAGES 522 THROUGH 523, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA 26. OFFICIAL RECORDS BOOK 6901,
- PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6922, PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 6922, PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 7024, PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- 31. OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA: 32. OFFICIAL RECORDS BOOK 7101
- PAGES 80 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7110
- PAGES 976 THROUGH 977, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 7110,
 PAGES 1245 THROUGH 1246, OF
 THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
 OFFICIAL RECORDS BOOK 7101, PAGES 200 THROUGH 201, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 7291, PAGES 817 THROUGH 818, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 7291, PAGES 850 THROUGH 851, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA
- 38. OFFICIAL RECORDS BOOK 7291 PAGES 878 THROUGH 879, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 7291, PAGES 1039 THROUGH 1040, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- 40. OFFICIAL RECORDS BOOK 7375 PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA: 41. OFFICIAL RECORDS BOOK 7375,
- PAGES 26 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
- 42. OFFICIAL RECORDS BOOK 7375, PAGES 394 THROUGH 395, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- 43. OFFICIAL RECORDS BOOK 7375, PAGES 409 THROUGH 410, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;
- OFFICIAL RECORDS BOOK 7518, PAGES 1075 THROUGH 1076, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7533, PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
- 46. OFFICIAL RECORDS BOOK 7533, PAGES 343 THROUGH 344, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
 47. OFFICIAL RECORDS BOOK 7533,
- PAGES 297 THROUGH 298, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

AND SUBJECT TO THOSE CERTAIN INGRESS, EGRESS, DRAINAGE AND INGRESS, EGRESS, DHARMAGE AND UTILITY EASEMENT(S) DESCRIBED IN OFFICIAL RECORDS BOOK 7687, PAGES 1227 THROUGH 1228, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PASCO COUNTY

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, 28 days after date of first publication, on or before December 15th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. Complaint.

Dated on November 6, 2025. By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Dated this 4th day of November 2025. By: /s/ Scott W. Fitzpatrick, B.C.S., Esq. Florida Bar No. 0370710 EGGERT FITZPATRICK

11/14-12/5/25 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-000450 Division Probate IN RE: ESTATE OF

Deceased. NOTICE TO CREDITORS

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

JOAN EILEEN TRENAMAN

You are hereby notified that an Order of Summary Administration has been entered in the estate of Joan Eileen Trenaman, de-ceased, File Number 2025-CP-000450, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654; that the decedent's date of death was November 29, 2024; that the total value of the estate is \$2,073.08 and that the names and addressers if these to whom it has been been as addresses of those to whom it has been assigned by such order are:

Address 22840 Collridge Drive Kristine Mullins Land O'Lakes, FL 34639
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 DE-MANDS NOT SO FILED WILL BE FOR-EVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 14, 2025 Person Giving Notice:

Kristine Mullins 22840 Collridge Drive Land O'Lakes, Florida 34639 Attorney for Person Giving Notice: Kara Evans Attorney

Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 758-2173 Fax: (813) 926-6517

E-Mail: kara@karaevansattorney.com Secondary E-Mail: evanskeene@aol.com 11/14-11/21/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No. 2025CA000297CAAXWS

STEVEN D. DEGRACIA, Plaintiff.

BARBARA J. LANKARD, Defendant.

PLAINTIFF'S NOTICE OF ACTION TO: BARBARA J. LANKARD:

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Pasco County, and which is more fully described as:

Lots 13, 14, and 15, Block 62 GRIFFIN PARK, according to the plat thereof as recorded in Plat Book 2, Pages 78 and 78A of the Public Records of Pasco

Property Appraiser's Parcels No. 12-25-16-0090-06200-0130 and 12-25-16-0090-06200-0140

This action has been filed against you as a Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is: Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before December 15th, 2025, 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.

DATED November 6, 2025 By: /s/ Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Lake Law Firm, P.A. 475 Central Avenue, Suite 402

St. Petersburg, FL 33701 11/14-12/5/25LG 4T

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

COUNTY, FLORIDA Case No.: 24-CC-003354 WATERGRASS PROPERTY OWNERS ASSOCIATION, INC.,

RAYMOND L. JAMES AND ALMA Y. JAMES, ET. AL., (Continued on next page)

Plaintiff.

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 PAR-CEL H-1, according to the plat thereof, as recorded in Plat Book 80, Page(s) 1, of the Public Records of Pasco County,

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 <a href="https://www.pasco.re-university.com/www.p alforeclose.com at 11:00 A.M. on December

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

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 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 Attorneys for Plaintiff 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 CUR-TIS 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 All creditors of the decedent 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. TICE 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 All other declines of the decedent and other persons 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 EOREVER BARRED

NOTWITHSTANDING THE TIME PE-RIODS SET FORTH ABOVE, ANY CLAIM 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/ Mischelle 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 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.

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

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

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

The date of first publication of this notice is November 7, 2025.

Personal Representative: /s/ EDWINA EVANS P.O. Box 1564

Port Richey, Florida 34673 Attorney for Personal Representative: /s/ Mischelle D'Angelone, Esq.

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 DORO-THY 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 and the personal representative. tive and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their notice is required to be served must lile 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 TICE 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 prop-erty 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/ Mischelle 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: 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,

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 2346 Druid Rd E Lot 311

Clearwater FL 33764

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

PASCO COUNTY

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 or experience. 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,

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

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 ES-

You are hereby notified that an Order of Summary Administration has been entered in the estate of Margaret N. Sprouse, deceased, File Number 2025-CP-001547, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523; that the decedent's date of death was December 27, 2023; that the total value of the estate is \$11,519.72 and that the names and addresses of these to when it has been 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 NOTI-

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full 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 DE-MANDS NOT SO FILED WILL BE FOR-EVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS 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 Haher 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 CASE NO.: 2023CA005040CAAXWS

Defendant(s).

GABRIELLE ALYSSA MILLER, STACEY JODAWN STOKES, PREFERRED CREDIT, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY.

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. 2023CA005040CAXXWS, 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 PROPERTYNIK/A LUCAS MATTY are defendants Nikiki Alygaza. MATTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for 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 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 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.

CASE NO.: 2023CA004136CAAXWS

UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; THERESA EADEROSO A/K/A THERESA A. EADEROSO; TROUBLE CREEK VILLAS HOMEOWNÉRS 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 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. 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: JOURNAL OF 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 WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

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

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 reruise been lied against you and you are re-quired to serve a copy of your written de-fenses, 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.

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

WITNESS my hand and seal of the said Court on the 31st day of October, 2025. /s/ Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller Denuty 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.,

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

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 Inforassistance. Please Contact. Full 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 ap-pearance, or immediately upon receiving this notification if the time before the scheduled

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

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,

DAMION 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

Lot 25, in Block B, of CONCORD STA-TION 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,

will be sold at public auction by the Pasco

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 a cordance with Section 45.031 of the 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 with the Clerk no later than the date that the Clerk reports the funds as

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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 even days before the scheduled event as 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 Attorney 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 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 NO-TICE ON THEM.

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

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

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

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

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.

BETTY WADE AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANT CLAIMING BY, THROUGH, UNDER OR AGAINST BETTY WADE,

NOTICE OF ACTION

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 developer 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

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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO TICE ON THEM.

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

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

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

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

The date of first publication of this notice is 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 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

DeWitt

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-003498 UNION PARK TOWNHOMES COMMUNITY ASSOCIATION, INC., Plaintiff,

VIJAY BALAGOPALA AND 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:

or the following property described as:
Lot 35, Block 11, UNION PARK PHASE
7A AND OLDWOODS AVENUE EXTENSTIONS 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,
Elected

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

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: 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. 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 Attorney for Plaintiff

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.

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

If you are a person with a disability who needs an accommodation in order to par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Inforassistance. Please Corliad: 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 as 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 Attorney for Plaintiff

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 SYL-VIA 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 All creditors of the decedent 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 NO-TICE ON THEM.

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

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

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

The 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 NO-TICE 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 THE OFTER CATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 11/7/2025 Personal Representative:

John H. Stevens, Jr. 610 North Quincy Street Brockton, 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

MARTIN GARCIA DUPREY,

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

You must keep the Clerk of the Circuit Court's office notified of your cur-rent 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 of-

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 Bv: /s/ Julian Garcia Deputy Clerk

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

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 25-004653-CI NATIONSTAR MORTGAGE LLC,

DEBBIE L. RADSICK; UNKNOWN SPOUSE OF DEBBIE L. RADSICK; PELICAN ISLE TOWNHOMES
HOMEOWNERS' ASSOCIATION,
INC; TIERRA VERDE COMMUNITY
ASSOCIATION, INC; UNKNOWN
TENANT #1; UNKNOWN TENANT #2; ALL
OTHER UNKNOWN PARTIES CLAIMING OTHER UNKNOWN PART IES 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

NOTICE OF ACTION

DEVISEES, GRANTEES, OR OTHER

CLAIMANTS

Defendant(s).

TO: DEBBIE L. RADSICK

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

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in PINEL-LAS 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 ad-

dress 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, Plaintiffs Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with 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 or Petition. your written defenses within 30 days after the

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 parricipate 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 PINEL-LAS COUNTY, FLORIDA CIVIL DIVISION

Case No. 21-009063-CO

BRIAR CREEK MOBILE HOME COMMUNITY II, INC., a Florida not-for-profit corporation, Plaintiff

LANI A. KIMMEL and UNKNOWN TENANT,

Defendants. NOTICE OF SALE

PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant NOTICE IS HEHEBY 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 with

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, Declaration of Condominium thas recorded in Book 5039, Page 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 Mo-bile 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

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

PINELLAS COUNTY

CASE NO.: 25-CC-007547 THE ISLANDER CONDOMINIUM

Plaintiff, 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 AC-CORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGES 64, 65 AND 66, BE-ING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDO-CEHTAIN DECLARATION OF CONDO-MINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 128, AS AMENDED, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED INTEREST IN AND TO THE COMMON. ELEMENTS ADDITOTE COMMON ELEMENTS APPURTE-NANT 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 polification if the time before the scheduled 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 Gace-

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 TH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA

CIVIL DIVISIÓN CASE NO: 25-008301-CO PRINCESS ANN CONDOMINIUM ASSOCIATION, INC. Florida not-for-profit corporation, Plaintiff.

ALLISON LOWE, an unmarried woman and UNKNOWN TENANT,

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 1-800-955-8770 for the assistance of Eladid Palva Series 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 CONTY

CIVIL DIVISION Case No.: 24-004296-CI Division: Section 7 REGIONS BANK d/b/a REGIONS Plaintiff.

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,

THE WEST 1/2 OF LOT 17 AND ALL OF THE WEST 1/2 OF LOT 1/ 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, FI ORIDA

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

ANY PERSON CLAIMING AN INTER-EST 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 AC-CORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFOR-MATION 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 Bv: /s/ ROD B. NEUMAN, Esquire Gibbons | 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,

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 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,

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

NOTICE TO CREDITORS

The administration of the estate of GLEN-DA BALOS, a/k/a GLENDA RUSSO, a/k/a GLENDA ELLEN BALOS-RUSSO, de-ceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Pi-nellas 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 tile their

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 NO-

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

All ether profiles of the decedent and

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

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

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

The date of first publication of this notice is 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

cynthiawaisman@gmail.com 11/14-11/21/25LG 2T

Notice of Public Auction

Secondary E-Mail:

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

10314-10340 US HWY 19 PORT RICHEY, FL 34668 VINCENT PENSABENE 210 \$337.40 2346-50 KENNETH YAGER 1258 MARY LISA MARTIN \$654.50 GEORGE FACCIO \$516.80 2416 KALA ADAMS \$232.85 DEBORAH CANALES RETAMAR \$309.35 1277 **GABRIEL ROBERTS** OCTAVIA SULLIVAN 1539 RICHARD GREENSTEIN

2183 \$366.80 \$516.80 \$416.45 TAVIAN BROOKS 1234 \$309.35 2180 BELCHER RD S. LARGO FL 33771 E149 \$1,173,40 CAROL PETITE 6249 SEMINOLE BLVD SEMINOLE FL 33772 DAVID SEVENER HEATHER DARCY \$470.90 JAMARA SMILEY \$278.75 904 6209 US HWY 19 NEW PORT RICHEY FL 34652 E020 MEGAN DANIELS \$351.50 4015 PARK BLVD. PINELLAS PARK, FL 33781

CHRISTOPHER FISHER C131 ALEXIA MILIAN \$789.90 JERROD DOUSE D245 \$789.90 BRIEN WATSON \$744.00 ISVARA DHANESAR C207 \$458.60 TAMEIKA SHEDRICK B135 \$698.90 GORDON COLLINS \$780.00 13240 WALSINGHAM RD, LARGO, FL 33774 CHERYL BURGMAN \$562.70 975 2ND AVE S. ST. PETERSBURG, FL 33705 2033 MAYCON MOTADASILVA \$606.30

SIBWEIA FRAZER 4062 \$436.90 ERIC MCMILAN 6118 US HWY 19 N. NEW PORT RICHEY, FL 34652 MATTHEW JETTER \$171.65 C574 RENE CASTELLANOS \$366.80 12420 STARKEY RD. LARGO, FL 33773

\$396.00 SCOTT DEARING PATRICIA MORRISSEY 13564 66TH ST N. LARGO FL 33771 L051

\$397.40 ZACHARY DUNLOP 23917 US 19 N. CLEARWATER FL 33765 \$385.10 2336 LASONYA PERRY DIEGO ORTIZ \$841.30 GLENN SCOTT \$508.25

2356 KELLY CORCORAN \$1.061.40 5200 PARK ST. ST PETERSBURG FL 33709 JANIA WILLIAMS \$759.30

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. Mirenda

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

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 SET-TLEMENTS 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 • DIECIDUE, 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 St utes (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., 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 PUBLI-CATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Dispo-sition 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 Stat-The written demand must be filed with

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

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

The date of first publication of this notice is November 14, 2025 Personal Representative: Cvnthia 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

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.

Secondary E-Mail:

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 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

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI-CATION OF THIS NOTICE. The Personal Representative has no duty

to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unso a written depend in made his very different property of the control of th less a written demand is made by a creditor as specified under s. 732.2211, Florida Stat-utes. The written demand must be filed with

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

The date of first publication of this notice is 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 É-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

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 TICE ON THEM.

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

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

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

The date of first publication of this notice is

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.cribbis@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 PAT-RICIA 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 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 PUBLI-CATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM

PINELLAS COUNTY

FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is Personal Representative:

/s/ Mischelle D'Angelone MISCHELLE C. D'ANGELONE 7730 Little Road Suite B New Port Richey, Florida 34654 Attorney for Personal Representative:

/s/ Mischelle D'Angelone Mischelle 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:

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 MI-CHELLE 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 PUBLI-CATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE

CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

PROBATÉ 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 AN-DREW JUHASZ, SR., deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for PINELLAS County, Florida Probate Division, the ad-dress 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 NO-TICE 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 deathrby 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 against deceems estate into the the claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 NAD-INE 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 All other decides or the decedent and other persons 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 FOR-EVER 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.

/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,

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

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 SEMI-NOLE 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.

cords of Pinellas Čounty, 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 Plaintiffs attorney or immediately thereafter: otherwise 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 cetalian assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transporta-tion providers for information regarding disabled transportation services.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Dispo-sition 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 Stat-The written demand must be filed with

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

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

The date of first publication of this Notice is November 7, 2025. Personal Representative:

Pamela Barger 12501 Ulmerton Road, Load 24 Largo, Florida 33774 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 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,

ROBERT SHAIN KRAEMER and TAMA CHANTE KRAEMER, husband and wife,

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, <u>unless</u> 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 imediately retain an attorney to advise you in

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.

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,

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 prive, 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 an pearance 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 RA-PHAEL, 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, FL32805

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, FL32805

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 NEIGHBOR-HOOD 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 F 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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

11080-1024444

CASE NO.: 2023CA-007054-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF,

vs. LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS, LUZ ENEIDA 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)

(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 ENEIDA 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 RECORD-ED IN PLAT BOOK 150, PAGES 7 THROUGH 11, INCLUSIVE OF THE BUILD RECORDS OF BOL INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AFFIDAVIT OF SURVEYOR RECORDED IN OFFICAL RE-CORDS 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

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

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.

PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM 11080-1023763

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

Freedom Mortgage Corporation is the Plaintiff and JULIA JANELLE JACKSON; and TERRALARGO COMMUNITY ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk. realforeclose.com at 10:00 A.M. on the 9th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 164, of Terralargo, Phase 3C, according to the

Page(s) 1 and 2, 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

Man or Plat thereof, as recorded in Plat Book 162,

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. Ple 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 30th 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 11080-1023935

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2025CA003895A000BA PHH MORTGAGE CORPORATION, PLAINTIFF, VS.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVI-SEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JANET SHORE A/K/A JANET SHORE A/K/A JANET KIN-DEL (DECEASED), ET AL., DEFENDANT(S). NOTICE OF ACTION

To: THE UNKNOWN HEIRS, BENEFICIARIES, DE-VISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JANET K. SHORE A/K/A JANET SHORE A/K/A JANET KINDEL (DECEASED)

RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 2450 Avenue A SW, Winter Haven, FL 33880
YOU ARE HEREBY NOTIFIED that an action to

foreclose a mortgage on the following described property located in Polk County, Florida: LOT 6 IN BLOCKS 2, 3, 4 AND 5 OF WEST WINTER HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14,

PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court within 30 days after the first

Clerk of the Court, within 30 days after the first publication of this notice, either before 12/7/2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing,

Date: October 28, 2025 Stacy M. Butterfield Clerk of the Circuit Court By: Deputy Clerk of the Court

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Ple contact Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1023915

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. An auction will be held on the 3rd of December 2025 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Statute 83.806. The names of whose units will be sold are as follows: 24789 US Hwy 27 N, Lake Wales, FL 33859

1621 N Florida Ave, Lakeland, FL 33805			
G0717	Marquish Seabon	\$791.90	
B0226	Marquish Seabon	\$425.00	
B0224	Cornetta Grimes	\$345.15	
D0416	Carmen Guzek	\$562.05	

1021 N FIORIUA AVE, LAKEIARU, FL 33003				
3103	Marva Jenkins	\$364.10		
2525 US Hwy 98 N, Lakeland, FL 33810				
2204	Ashley Reed	\$583.00		
0222	Chelsev Griffin	\$422.60		

	0222	Chelsey Griffin	\$422.60
	2193	Alexis Perez	\$307.10
	1166	Tron Wright	\$445.30
	2232	Ve'asia Stephens	\$293.05
	2172	Angel Jackson	\$520.29
	2383	Christopher Liden	\$318.80
	2098	Theodore Idleburg	\$398.00
	3121	Jessica Wheeler	\$607.29
	0232	Linda Bailey	\$591.50
	2164	Paula Higginbotham	\$850.10
	3182	Dwayne Hughes	\$1244.20
	0176	Cassandra Blaauberg	\$422.60
	3019	Shamaro Cox	\$398.00
1111 E. Brandon Blvd, Brandon, FL 33511			
	1063	Shalisa Rankin	\$252.87
	4100.01	Volende Jenkine Heater	COEE OA

	0170	Cassanura biaauberg	\$422.0I	
	3019	Shamaro Cox	\$398.00	
	1111 E. Brandon Blvd, Brandon, FL 33511			
	1063	Shalisa Rankin	\$252.87	
	4100-01	Yolanda Jenkins-Hester	\$855.84	
	4247	Najah Morrow Feaste	\$450.44	
	2252-54	Timothy Thurmond	\$855.84	
	1121	Brian McKinnon	\$533.96	
	4420	Prisca Deschamps	\$185.20	
	3233	Linda Lugo	\$400.50	
	3293-95	Shariyah Williams	\$849.57	
	3445	Cecelia Haywood	\$139.02	
	2149	Yadora Peters	\$372.52	
5806 N. 56th St, Tampa, FL 33610				
	148	Richard Bender	\$610.97	
	212	Isabella Gagnon	\$330.46	

Vanessa Harris

150

POLK COUNTY

201	Herny Lewis	\$681.20
431	Ang Faison	\$759.22
112	Marcos Soto	\$459.92
427	Jerrico Satryan	\$757.50
009	Tierra Sider	\$641.96
211	Gloria Durant	\$739.89
59	Evana Lewis	\$343.92
		11/14-11/21/25LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

Case No. 2025CC-003158-0000-00 **BLACKWATER OAKS HOMEOWNERS** ASSOCIATION, INC., a Florida not-for-profit corporation,

MARC ANTHONY and SAGIRAH T. CHISHOLM and UNKNOWN TENANT, Defendants

NOTICE OF SALE

PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-003158-0000-00, of the County Court of the Tenth Judicial Circuit County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BLACKWATER OAKS HOMEOWNERS ASSOCIATION, INC. is Plaintiff and MARC ANTHONY and SAGIRAH T. CHISHOLM and UNKNOWN TENANT n/k/a RASHAD CHISHOLM, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **December 10**, 2025, in an online sale at www.polk.realforeclose.com. online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit: Lot 50, BLACKWATER OAKS, accord-

Lot 50, BLACKWATER OARS, according to the Plat thereof, recorded in Plat Book 140, page 17, of the Public Records of Polk County, Florida.

Property Address: 2843 Blackwater Oaks Drive, Mulberry, FL 33860-5544

Any person claiming an interest in the sur plus from the sale, if any, other than the prop-erty owner, as of the date of the lis pendens must file a claim within 60 days after the sale. In accordance with the Americans With

Disabilities Act, persons in need of a special Disabilities Act, persons in freed of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated November 10, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin Fl 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF 11/14-11/21/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION

File No. 2025CP003251A000BA IN RE: ESTATE OF

JAY ORLANDO SIMMONS Deceased

NOTICE TO CREDITORS

The administration of the estate of JAY ORLANDO SIMMONS, deceased, whose date of death was June 14, 2025; File Number 2025CP003251A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representa-tive's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands aga decedent's estate, on whom a copy of this notice is required to be served must file their olaims 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 DECEDENT'S DATE OF DEATH IS

BARRED. The date of first publication of this notice is November 14, 2025. Personal Representative:

RAISHAWN FRANK LOUIS SIMMONS 1801 Bishop Richard Allen Avenue Atlantic City, NJ 08401

Attorneys for Personal Representative: Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com
GENDERS\$ALVAREZ\$DIECIDUE, P.A. GENDERS ALVAHEZ DIE 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222

Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com

IN THE CIRCUIT COURT FOR PROBATE DIVISION

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

File No. 2025 CP 003678 MARY SELLERS PLANER ROLLINS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY SELLERS PLANER ROLLINS, deceased, whose date of death was May 13, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

POLK COUNTY

All creditors of Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court 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 NO-TICE ON THEM.

All other creditors of Decedent and other persons 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 Decedent is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

Signed on this 6th day of November, 2025. Personal Representative GEOFFREY A. PLANER 216 S. Marietta Street, P.O. Box 1596 Gastonia, North Carolina 28053

Attorney for Personal Representative: Joshua T. Keleske, Esq. Florida Bar No. 0548472 Joshua T. Keleske, P.L. 3333 W. Kennedy Blvd., Suite 104 Tampa, Florida 33609 Telephone: (813) 254-0044

Email: jkeleske@trustedcounselors.com 11/4-11/21/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case No.: 53-2025-CA-001081 DOUGLAS B. STALLEY, as Trustee for the TANYA GOLDSMITH SPECIAL NEEDS TRUST, 2018 E. 7th Avenue, Tampa. FL Plaintiff.

V.
PATRICK A. BENNETT; LOVEL M. BENNETT; CITY OF LAKELAND, a Florida municipal corporation, INTERNATIONAL FIDELITY INSURANCE COMPANY, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST BY, IHHOUGH, UNDER, AND AGAINS!
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN
TO BE DEAD OR ALIVE, WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-SEES, GNANTEES, ON OTHER CLAIM-ANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, AND UNKNOWN PARTY #3, THE NAMES BEING FICTITIOUS TO AC-COUNT FOR PARTIES IN POSSESSION,

Defendants. NOTICE OF ACTION

TO: Defendants, ANY AND ALL UN-KNOWN PARTIES, UNKNOWN PARTY #1, UNKNOWN PARTY #2, and UNKNOWN PARTY #3, if alive, and if dead, their unknown spouse(s) heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment credi tors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiff's, DOUGLAS B. STALLEY, as Trustee for the TANYA GOLDSMITH SPECIAL NEEDS TRUST, 2018 E. 7th Avenue, Tampa, FL 33605, Complaint for breach of promissory note, and personal property located in Polk County, Florida, for damages in excess of \$50,000.00; and for other ancillary relief. ("Complaint") filed in this action:

YOU ARE NOTIFIED that an action tor breach of promissory note, to foreclose a mortgage on certain real and personal property located in Polk County, Florida, for damages in excess of \$50,000.00; and for other ancillary relief to the following property in

Polk County, Florida:

Lot 1, of E.L. Cordery Subdivision, according to the Plat thereof, as recorded in Plat Book 4, at Page 47, of the Public Records of Polk County, Florida.

Parcel: 23-28-12-052000-000010 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, 28 days after data of first publications on the fore 12(15). date of first publication on or before 12/15/25, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on 11/4/25 Stacy M. Butterfield Clerk of Circuit Court By: s/ Sebastian Irlanda Deputy Clerk s/ Scott W. Fitzpatrick, B.C.S. Florida Bar No. 0370710 Eggert Fitzpatrick

11/14-12/5/25 4T

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-002802 IN RE: ESTATE OF ARLENE F. LACHNER,

NOTICE TO CREDITORS

The administration of the Estate of Arlene F. Lachner, deceased, whose date of death was January 21, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 NO-TICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's searnly life 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 Florida Statutes.

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

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

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

Personal Representative: /s/ Lawrence Mehringer Lawrence A. Mehringer 13-147 Spring Creek Dr. Lanark, IL 61046

Attornevs for Personal Representative:

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

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

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File Number: 53-2025-CP-002870 IN RE: ESTATE OF COURTNEY CROWTHER Deceased.

NOTICE TO CREDITORS

The administration of the estate of COURTNEY CROWTHER, deceased, whose date of death was June 18, 2025; Fille Number 53-2025-CP-002870, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Augus Battow Fl. 33830 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER PROBATE CODE WILL BE POREVER 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: /s/ Brianna Crowther 1198 Ocean Ave. #41 Brooklyn, NY 11230 Attorney for Personal Representative: /s/ Camille Sebreth Attorney

Florida Bar No. 0051552 Law Offices of Camille Sebreth. PLLC 1466 E. Michigan St. Orlando, FL 32806 Telephone: (407) 556-7589 Facsimile: (407) 792-5464 Email: camilleesquire@yahoo.com Secondary Email: info@sebrethlaw.com 11/7-11/14/25LG 2T

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2024-CC-010357

Auburn Grove Homeowners Association, Plaintiff,

Wisma Antoine and Lovedana Jean Antoine; et al. Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE OF FORECLOSORE SALE

NOTICE is hereby given pursuant to a Default Final Judgment of Foreclosure, dated
October 19, 2025, and entered in Case Number: 2024-CC-010357, of the County Court in

POLK COUNTY

and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Auburn Grove Homeowners Association, Inc. is dana Jean Antoine are the Defendants, the clerk will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 o'clock A.M. on November 21, 2025, the following described property as set forth in said Default Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 180, AUBURN GROVE PHASE II, ACCORDING TO THE PLAT AS RE-CORDED IN PLAT BOOK 191, PAGES 38 THROUGH 41. OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA Property Address: 465 Auburn Grove PI, Auburndale, FL 33823

Any person claiming an interest in the sur-plus from the sale, if any, other than the Prop-erty 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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7, days before your scheduled court 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 24th day of October, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnattorneys.com

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

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 25DR9117

SOUAD LARHOUASLI MARRAKCHI, Petitioner,

YASER ARAFAT ABDELAZIZ ALNABABTEH, NOTICE OF ACTION FOR DISSOLUTION

OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) YASER ARAFAT ABDELAZIZ

AI NARARTEH Last known address:

721 Garberia Dr. Davenport, FL 33837 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 SOUAD LARHOUASLI MARRAKCHI, whose address is 721 Garberia Dr, Davenport, FL 33837 on or before 12/11/25, and file

ter. 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

the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, FL 33830 before service on Petitioner or immediately thereaf-

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 address(e) on record at the clerk's of address(es) on record at the clerk's of-

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 11/4/25 Stacy M. Butterfield. CPA Clerk of the Circuit Court By: /s/ Marisol Mustafa Deputy Clerk

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION CASE NO. 532024CA004620000000 MIDFLORIDA CREDIT UNION.

CARLOS ALBERTA BENCA GALLARDO, Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated October 20, 2025, and en-tered in Case No. 532024CA004620000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MIDFLORIDA CREDIT UNION, is the Plain-MIDFLORIDA CREDIT UNION, is the Plaintiff and CARLOS ALBERTO BENCA GALLARDO the Defendants. Stacy Butterfield, Clerk of the Circuit Court in and for Polk County, Florida will sell to the highest and best bidder for cash at www.polk.realfore-close.com, the Clerk's website for on-line auctions at 10 a.m. on December 4, 2025, the following described property as set forth.

auditions at 10 a.m. on December 4, 2029, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 15, BLOCK 3 OF EDGEWOOD PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA TY, 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 of Court before of no later than the cate 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.

\$324.10

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

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 be-lieve 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@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795

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

TL/24-F000468

Deceased.

NOTICE OF ACTION (Formal Notice by Publication) TO: RICHARD GLENN MORTIMER WHEREABOUTS UNKNOWN

YOU ARE NOTIFIED that a PETITION FOR APPROVAL OF CONFIDENTIAL SET-TLEMENT AND ALLOCATION AS TO SET-TLEMENT 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 ◆ ALVA-REZ ◆ 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 FORECL OSURE 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. NOW-LAN 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 SUBDIVI-SION;

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 EL-LIOTT STREET, 100 FEET; THENCE SOUTH AND PARALLEL TO BAINE ROAD, 150 FEET TO THE NORTH LINE OF

ELLIOTT STREET; THENCE WEST ALONG SAID NORTH LINE OF ELLIOTT STREET 100 FEET TO THE POINT OF 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.

LEGAL ADVERTISEMENT 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 TUNDS 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 I YOUNG A/K/A MARY LEE YOUNG

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 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 SERVICI 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 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, Esg. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A.

2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com

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

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

CIVIL DIVISION CASE NO. 2024 CA 003611 NC NASA FEDERAL CREDIT UNION Plaintiff,

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 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 condina auditions at 9:00 AM on 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 perioders, you must life 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 list sendone may alloir the curplus. 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

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@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 TI /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, PI AINTIFF

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:

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 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 GE-RARD 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 200 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 REFORE THE CATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

The date of first publication of this notice

Personal Representative:

Sarasota, FL 34236

/s/ Gerard C. Ripo 1823 Hanson St Ft Myers, FL 33901 Attorney for Personal Representative: /s/ Patrick Ruster patrick@rusterlaw.com Florida Bar No. 123917

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 ZEPH-RY SUZETTE SKINNER, deceased, whose date of death was October 1, 2024; is penddate or 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 perons, who have claims or demands against sons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED

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

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

Fax (941) 914-9514

Telephone (941) 914-9145

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.

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 Addre 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 de-

scribed property:

The Northeasterly 1/2 of Lots 3 and 4, Block 10 of Venice Groves replat, ac-cording to the plat thereof as recorded in Plat Book 7, Page 77, of the Public Re-cords of Sarasota County, Florida. Together with an easement for incress

and egrees 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

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 origi-nal 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 partici pate 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

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

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT. IN AND

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

FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 001722 NC NWL COMPANY, LLC

Plaintiff, GLOBAL OPPORTUNITY PARTNERS, INC., A WYOMING CORPORATION, ET ÁL

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

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 Harnza Kuraishi Last Known Address: 1646 Laurel Street, Sarasota, FL 34236

Current Residence: UNKNOWN Harnza Kuraishi Last Known Address: 750 N. Tamiami Trail Unit 1516, Sarasota, FL 34236 Current Residence: UNKNOWN

Harnza 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 de-

scribed property: THE NORTH 106.8 FEET OF LOT 17, SUBDIVISION OF LOT 17, SUBDIVISION 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. 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 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 apparance or immediately upon receiving this pearance, 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 Roy vices, 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