

LEGAL ADVERTISEMENT					LEGAL ADVERTISEMENT					LEGAL ADVERTISEMENT					LEGAL ADVERTISEMENT					LEGAL ADVERTISEMENT				
HERNANDO COUNTY					HERNANDO COUNTY					HERNANDO COUNTY					HERNANDO COUNTY					HILLSBOROUGH COUNTY				
OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANT-EES OR OTHER CLAIMANTS; et al. Defendants					CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.					11/1 4-11/21/25LG 2T					TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.					will be sold by the Hillsborough County Clerk at public sale on February 20, 2026 at 10:00 A.M. , electronically online at http://www.hillsborough.realforeclose.com .				
NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY					The date of first publication of this notice is November 21, 2025. Personal Representative: /s/ Brett F. Eisenlohr BRETT F. EISENLOHR Attorney for Personal Representative: /s/ O. Reginald Osenton O. Reginald Osenton, Esq. Florida Bar Number: 693251 Osenton Law, P.A. 3433 Lithia Pinecrest Road PMB 324 Valrico, FL 33596 (813) 776-1282 oro@osentonlaw.com					IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 25001143CPAXMX IN RE: ESTATE OF MARY ANN QUINN Deceased.					NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.					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.				
TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH GARY, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN					YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit: LOT 61, HORTONS ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 33, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.					The date of first publication of this notice is November 21, 2025. Personal Representative: Beth A. Kelley 454 Glen Oaks Drive Johnson City, Tennessee 37615 Attorney for Personal Representative: Kara Evans, Attorney Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558 Telephone: (813) 758-2173 Fax: (813) 926-6517 E-Mail: kara@karaevansattorney.com Secondary E-Mail: evanskeene@aol.com					The date of first publication of this notice is November 21, 2025. Personal Representative: 11/14-11/21/25LG 2T					/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				
more commonly known as 819 TWIGG ST., BROOKSVILLE, FL 34601.					11/14-11/21/25LG 2T					11/14-11/21/25LG 2T					11/21-11/28/25LG 2T					11/21-11/28/25LG 2T				
This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before December 17, 2025, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.					IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2018-CA-000391 WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER WITH WELLS FARGO BANK SOUTHWEST, N.A., FKA WACHOVIA MORTGAGE, FSB, FKA WORLD SAVINGS BANK, FSB, Plaintiff, vs. RAYMOND J. HANSEN, et al, Defendant(s).					IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001127 IN RE: ESTATE OF ERNEST BENTON DUNHAM Deceased.					NOTICE TO CREDITORS The administration of the estate of Ernest Benton Dunham, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601-2817. The names and addresses of the personal representative and the personal representative's attorney are set forth below.					NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 17, 2025 by the County Court of Hillsborough County, Florida, the property described as:				
"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Hernando County, 20 N. Main Street, Brooksville, FL 34601, County Phone: 352-754-4201 via Florida Relay Service".					Pursuant to an Order Rescheduling Foreclosure Sale dated October 17, 2025, and entered in Case No. 2018-CA-000391 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which Wells Fargo Bank, N.A., successor by merger with Wells Fargo Bank Southwest, N.A., fka Wachovia Mortgage, FSB, fka World Savings Bank, FSB, is the Plaintiff and Debra A. Hansen, Raymond J. Hansen, Pristine Place Homeowners' Association, Inc., are defendants, the Hernando County Clerk of the Circuit Court will sell to the highest and best bidder for cash at Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601, Hernando County, Florida at 11:00AM on December 2, 2025 the following described property as set forth in said Final Judgment of Foreclosure:					NOTICE OF SALE 11112 Blaine Top Place, Tampa, FL 33626.					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.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.				
WITNESS my hand and seal of this Court on the 5th day of November, 2025.					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 COUNTY, FLORIDA. A/K/A 14098 ANDREW SCOTT RD, SPRING HILL, FL 34609					PROPERTY ADDRESS: 11112 Blaine Top Place, Tampa, FL 33626.					11/21-11/28/25LG 2T					11/21-12/12/25LG 4T				
Doug Chorvat, Jr., Clerk of Circuit Court Hernando County, Florida By: s/ Elizabeth Markidis Deputy Clerk 24-F0000/JC					Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.					If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Hernando County, Peggy Welch, (352) 754-4402.					Dated this 7th day of November, 2025. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel:(813) 221-4743 Fax:(813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar # 106621 IN18-010672					Petitioner requests that this Court adjudicate to the Husband exclusive, sole ownership of his 2016 Crysler 300. Petitioner also requests, that this Court ratify Husband's exclusive, sole ownership of the real property located at 4517 W. Elm Street Tampa, FL 33614, legally described as: Lot 26, Block 1, West Park Estates Unit No.4, according to the plat thereof recorded in Plat Book 36, Page 24, public records of Hillsborough County, Florida; together with the improvements thereon.				
IN RE: ESTATE OF GEORGE M. CICHON, Deceased.					If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: Hernando County, Peggy Welch, (352) 754-4402.					ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE					Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.					You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.				
CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE					As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 11/19/2025 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.					Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.					CASES TO BE HEARD AT THE 1:00 P.M. HEARING					IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION				
CASE NO: COD-25-0002482 NAME OF VIOLATOR: 4805 WESTSHORE PLACE LOCATION OF VIOLATION: 4805 W LAUREL ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: ELEANOR VILLAS LOT 18 AND EAST 35 FT OF LOT 31 AND ALL OF LOTS 32 33 AND 34 FOLIO: 112175.0000					CASE NO: COD-25-0003057 NAME OF VIOLATOR: FEELS LIKE HOME RENTALS INC LOCATION OF VIOLATION: 6007 N CENTRAL AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: OSCEOLA LOT 17 FOLIO: 163713.0000					CASE NO.: 25-CC-024064, DIVISION S NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. CHENWORTH PROPERTIES LLC, a Maryland limited liability company, Defendant.					NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on on November 17, 2025 by the County Court of Hillsborough County, Florida, the property described as:					CONDOMINIUM PARCEL NO. 11B-1 OF NORTH BAY VILLAGE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 3595, PAGE 385; AS AMENDED IN OFFICIAL RECORD BOOK 3638, PAGE 1433 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, IF ANY.				
CASE NO: COD-25-0003158 NAME OF VIOLATOR: OFF MARKET TEAM LLC LOCATION OF VIOLATION: 3421 E NORTH BAY ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MONTANA CITY LOT 2 BLOCK 10 TOGETHER WITH FOLLOWING BEG AT NW COR OF BLOCK 17 RUN S 50 FT E 100 FT N 50 FT W 100 FT TO POB FOLIO: 156257.0000					CASE NO: COD-25-0003173 NAME OF VIOLATOR: MALDONADO TERESA LOCATION OF VIOLATION: 1602 N GOMEZ AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MAC FARLANE'S AND HERMANN'S ADDITION TO WEST TAMPA LOTS 15 AND 16 BLOCK 3 FOLIO: 180655.0000					AND TOGETHER WITH EXCLUSIVE RIGHT OF USE OF THE FOLLOWING LIMITED COMMON ELEMENTS:					GARAGE UNIT NO. 11G-2 OF NORTH BAY VILLAGE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 3595, PAGE 385, AS AMENDED IN OFFICIAL RECORD BOOK 3638, PAGE 1433, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, IF ANY.					PROPERTY ADDRESS: 6311 Newtown Circle #B1, Tampa, FL 33615 and Garage Unit 72 a/k/a Garage Unit No. 116-2.				
CASE NO: COD-25-0003179 NAME OF VIOLATOR: CANDIDO LIRA MELO LOCATION OF VIOLATION: 8506 N 9TH ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 14 AND N 25 FT OF LOT 15 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 7 FOLIO: 146251.0000					IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.					INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.					SHIRLEY FOX-X-KNOWLES, CMC CITY CLERK					10/31-11/14/25LG 3T				
Page 20/LA GACETA/Friday, November 21, 2025																								

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HILLSBOROUGH COUNTY THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is Friday, November 21, 2025. Personal Representative: /s/ Barbie L. Eastman 9225 Bristol Way Montgomery, Al 36117 Attorney for Personal Representative: /s/ Judith S. Lambert, Esquire Lambert Law Offices, PL 617 W. Lumsden Road Brandon, Florida 33511 Telephone: (813) 662-7429 Fax: (813) 685-6575 11/121-11/28/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004016 Division A IN RE: ESTATE OF ARL BRITTON OTTINGER, III, a/k/a ARL B. OTTINGER, III, Deceased. NOTICE TO CREDITORS The administration of the estate of Arl Britton Ottinger, III, a/k/a Arl B. Ottinger, III, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless written demand is made by a creditor as specified under s. 732.2211,	HILLSBOROUGH COUNTY 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 21, 2025. Personal Representative: /s/ Arlena Brittany Ottinger Arlena Brittany Ottinger 4634 River Overlook Drive Valrico, Florida 33596 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: bbuchanan.bergwheeler@verizon.net 11/21-11/28/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-3962 Division B IN RE: ESTATE OF ANN LOUISE LEVSEN a/k/a ANN L. LEVSEN a/k/a ANN LEVSEN, Deceased. NOTICE TO CREDITORS The administration of the estate of Ann Louise Levsen a/k/a Ann L. Levsen a/k/a Ann Levsen, whose date of death was July 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. All other creditors of the decedent and other persons 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	HILLSBOROUGH COUNTY FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. The date of first publication of this notice is November 21, 2025. Personal Representative: Rebecca E. Westphal 204 Parkway Street Olin, Iowa 52320 Attorney for Personal Representative: Laurie E. Ohall Law Offices of Laurie E. Ohall, P.A. Florida Bar Number: 40230 1464 Oakfield Drive Brandon, Florida 33511 Telephone: (813) 438-8503 Fax: (813) 438-8504 E-Mail: lohall@ohalllaw.com 11/21-11/28/25LG 2T ----- NOTICE OF SALES GATORS AUTO REPAIR INC 4334 W Waters Ave Tampa, FL 33614 (HILLSBOROUGH COUNTY) WILL SELL AT RESERVED PUBLIC SALE AT 9:00 AM DEC 14, 2025, THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES. 2017 FORD FUSION VIN#3FA6P0H78HR-399104 \$10,173.28 11/21/25 1T ----- NOTICE OF SALES GATORS AUTO REPAIR INC 4334 W Waters Ave Tampa, FL 33614 (HILLSBOROUGH COUNTY) WILL SELL AT RESERVED PUBLIC SALE AT 9:00 AM DEC 13, 2025, THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES. 2016 HONDA ACCORD VIN# 1HGCR2F-35GA129986 \$11,090.54 11/21/25 1T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004004 IN RE: ESTATE OF KERRY GONZALES JOHNSON Deceased. NOTICE TO CREDITORS The administration of the estate of KERRY GONZALES JOHNSON, deceased, whose date of death was January 18, 2025; File Number 25-CP-004004, 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	HILLSBOROUGH COUNTY LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: TRAVIS BRUCE JOHNSON 2232 Ally Ln., Apt. 201 Land O'Lakes, FL 34639 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 11/21-11/28/25LG 2T ----- NOTICE OF SALES HYATT AUTO REPAIR SERVICES LLC 1209 Old Hopewell Rd # D, Tampa, FL 33619 (HILLSBOROUGH COUNTY) WILL SELL AT RESERVED PUBLIC SALE AT 9:00 AM DEC 14, 2025, THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES. 2018 INFINITY Q50 VIN# JN1EV7AP4-JM356878 \$6,707.44 11/21/25 1T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: EDWARDS MARKET Owner: Isaac N Edwards 4802 N 30th St Tampa, FL 33610 11/21/25LG 1T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: CAPITAL ADVENTURES Owner: Capital Adventures LLC 3507 Acorn Street Tampa, FL 33619 11/21/25LG 1T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND	HILLSBOROUGH COUNTY FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25 015368 Division: E-P JUAN CARLOS ZAPATA, Petitioner, and MARIA NEISILIA MEJIA BENITES, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: MARIA NEISILIA MEJIA BENITES Last 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 JUAN CARLOS ZAPATA, whose address is 1412 W Burger St, Tampa, FL 33604, on or before 12/24/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated November 17, 2025 Victor D. Crist, Clerk of Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Gilberto Blanco Deputy Clerk 11/21-12/12/25LG 4T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE, GUARDIANSHIP AND TRUST DIVISION Case No. 25-CP-003991 Division A IN RE: THE ESTATE OF RAMONA TESTA-SECCA a/k/a RAMONA GARCIA TESTA-SECCA Deceased. NOTICE TO CREDITORS The administration of the estate of RAMONA TESTA-SECCA, also known as RAMONA GARCIA TESTA-SECCA, deceased, Case Number 25-CP-003991, 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 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 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 21, 2025. Personal Representative: ANGELA N. ERB 613 Vanderbaker Road Temple Terrace, Florida 33617 Attorney for Personal Representative: Susan G. Haubenstein, Esquire Florida Bar No. 118869 238 East Davis Boulevard, Suite 208 Tampa, Florida 33606 Telephone: (813) 259-9955 susan@sghlawoffice.com 11/21-11/28/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003225 IN RE: ESTATE OF GAGE ALEXANDER AARON GROOMS Deceased. NOTICE TO CREDITORS The administration of the estate of GAGE ALEXANDER AARON GROOMS, deceased, whose date of death was July 17, 2025; File Number 25-CP-003225, 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. (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: JENNIFER IRENE WELLS 1546 Blue Bayou Circle Ruskin, FL 33570 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 11/21-11/28/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003941 IN RE: ESTATE OF DANIEL KLEE, A/K/A DANIEL MARINO KLEE Deceased. NOTICE TO CREDITORS The administration of the estate of DANIEL KLEE, A/K/A DANIEL MARINO KLEE, deceased, whose date of death was October 12, 2025; File Number 25-CP-003941, 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	HILLSBOROUGH COUNTY LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: KAYLEE MARGARET KLEE 16510 Hutton Road Tampa, FL 33624 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 11/21-11/28/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-002258 Division B IN RE: ESTATE OF DAVID A. SZYMANSKI Deceased. NOTICE TO CREDITORS The administration of the estate of David A. Szymanski, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	HILLSBOROUGH COUNTY The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: /s/ Josephine L. Reed 13445 Staghorn Road Tampa, Florida 33626 Attorney for Personal Representative: /s/ J. Scott Reed, Esq. Attorney Florida Bar Number: 124699 Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: wcoffey@pilka.com 11/21-11/28/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-038682 BAYSHORE POINTE MASTER ASSOCIATION, INC., Plaintiff, vs. MARK DAVID MARSHALL, Defendant. NOTICE OF ACTION TO: MARK DAVID MARSHALL 2945 Pointeview Drive Tampa, FL 33611 2202 N Lois Ave, Apt 1112 Tampa, FL 33607 11430 Callaway Pond Drive Riverview, FL 33579 YOU ARE HEREBY NOTIFIED that an action for foreclosure of lien on the following described property: Lot 4, Block V, Bayshore Pointe Townhomes Phase 1, according to the map or plat thereof, as recorded in Plat Book 85, Page(s) 87, of the Public Records of Hillsborough County, Florida.	HILLSBOROUGH COUNTY 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 12/9/25, 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 November 3, 2025. Victor D. Crist, Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: s/ Omega Brown 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 11/21-11/28/25LG 2T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-CC-033618 BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. KAREN LARSON, BRYAN REYES, NA'VAUGHN REYES and UNKNOWN TENANT, Defendants. NOTICE OF ACTION STATE OF FLORIDA TO: BRYAN REYES and NA'VAUGHN REYES, whose residence address is UNKNOWN. YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Hillsborough County, Florida: Lot 18, Block E, Boyette Creek Phase I, as per plat thereof, recorded in Plat Book 94, Page 31-1 through 31-7, inclusive, of the Public Records of Hillsborough 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	HILLSBOROUGH COUNTY Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services. DATED on this 14th day of November, 2025. Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 11/21-11/28/25LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA FAMILY LAW DIVISION Case No.: 25-DR-002191 Division: C IN RE: THE MATTER OF: GUILHERME N. PORTO, Petitioner, and DANIELA L. PORTO, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: DANIELA L. PORTO 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 GUILHERME N. PORTO, whose address is 4891 Belle Chase Circle, Tampa, FL 33645, on or before December 16 2025, thirty (30) days from the date of service, 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 real or personal property should be divided: NONE Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 11/10/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk 11/21-12/12/25 4T ----- IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY CIVIL DIVISION NOTICE TO APPEAR CASE NO: 25-CC-43948 DIVISION: T IN RE: THE PETITION OF HILLSBOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF: HAYLYNN KLEIN-HERBER 9731 N 61st Way Pinellas Park, FL 33782 And Any Other Jane or John Does, Respondent. IN THE NAME OF THE STATE OF FLORIDA TO ALL SINGULAR THE SHERIFFS OF THE STATE OF FLORIDA, You are hereby commanded to serve this Petition for Custody and Enjoinment upon the above-named Respondent, Haylynn Klein-Herber. INSTRUCTIONS TO RESPONDENT: Pursuant to Administrative Order S-2012-064, a hearing on the attached Petition for Enjoinment has been scheduled before the Honorable Mary Lou Cuellar-Stilo on the 10th day of December, 2025 at 11:15 a.m., to be held at the Criminal Court-house Annex, 401 N. Jefferson Street, Courtroom #21, Tampa, Florida 33602-3554. Fifteen (15) minutes has been set for the hearing. You have the right to appear personally, or you may have an attorney appear for you at the hearing. You or your attorney can present testimony and evidence at the hearing. Upon consideration of all matters presented at the hearing, the Court may schedule a final hearing. You or your attorney can present testimony and evidence at the final hearing. If you decide to appeal the Honorable Judge Cuellar-Stilo's rulings, you will need a record of the hearings. You will need to ensure that a verbatim record of the proceeding is made which will include the testimony and evidence upon which an appeal is to be based. FAILURE TO APPEAR MAY CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THE PETITION AND THE COURT MAY GRANT THE RELIEF REQUESTED IN THE 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 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. Witness my hand and seal, this 9th day

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE
As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 12/10/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
CASES TO BE HEARD AT THE 9:00 A.M. HEARING CASE NO: COD-25-0002845 NAME OF VIOLATOR: NXT ACQUISITIONS CORP LOCATION OF VIOLATION: 802 S NEWPORT AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: MORRISON GROVE SUBDIVISION N 1/2 OF LOT 25 AND S 15 FT OF LOT 26 BLOCK 11 FOLIO: 185403.0000 CASE NO: COD-25-0002932 NAME OF VIOLATOR: NURSE KENNETH LOCATION OF VIOLATION: 3701 E OSBORNE AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: W 198 FT OF N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 LESS N 25 FT FOR RD LESS S 100 FT FOLIO: 153775.0000 CASE NO: COD-25-0003014 LOCATION OF VIOLATION: 3303 S MANHATTAN AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: MARYLAND MANOR 2ND UNIT LOT 9 BLOCK 33 FOLIO: 124348.0000 CASE NO: COD-25-0003162 NAME OF VIOLATOR: GEORGE KANTARAS/ TRUSTEE LOCATION OF VIOLATION: 2881 N 50TH ST, TAMPA, FL CODE SECTIONS: 22-60 22-8 LEGAL DESCRIPTION: FLORENCE VILLA LOTS 226 227 AND 228 LESS STATE RD FOLIO: 159388.0000 CASE NO: COD-25-0003207 NAME OF VIOLATOR: ANGELA DUNCAN LOCATION OF VIOLATION: 3216 E 10TH AVE, TAMPA, FL CODE SECTIONS: 19-231(11) 19-46 19-50 LEGAL DESCRIPTION: POWELL'S ADDITION E 36 FT OF LOT 13 AND LOT 14 BLOCK 2 FOLIO: 175772.0000 CASE NO: COD-25-0003427 NAME OF VIOLATOR: SHERYL L JACKSON LOCATION OF VIOLATION: 3622 SARAH ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: ROSS AND RANDALLS ADDITION TO TAMPA LOT 5 BLOCK 6 FOLIO: 172750.0000 CASE NO: COD-25-0003492 NAME OF VIOLATOR: SERGIO C ARELLANO AND ARACELY LOCATION OF VIOLATION: 1906 E NEW ORLEANS AVE, TAMPA, FL CODE SECTIONS: 19-231(11) (15)c LEGAL DESCRIPTION: PARRISH HOME LOT 4 FOLIO: 157524.0000 CASE NO: COD-25-0003556 NAME OF VIOLATOR: LANEY PETERSON LOCATION OF VIOLATION: 2312 N 52ND ST, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-50 LEGAL DESCRIPTION: OAK PARK ESTATES LOT 26 FOLIO: 160197.0000

CASES TO BE HEARD AT THE 1:00 P.M. HEARING
CASE NO: COD-25-0002739 NAME OF VIOLATOR: CHRISTOPHER LEE NAPIER LOCATION OF VIOLATION: 6615 N ORLEANS AVE, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.(e) LEGAL DESCRIPTION: RIVIERA SUBDIVISION N 1/2 OF LOT 53 FOLIO: 104013.0050 CASE NO: COD-25-0002770 NAME OF VIOLATOR: KATRINA L MILLER LOCATION OF VIOLATION: 1007 W WOODLAWN AVE, TAMPA, FL CODE SECTIONS: 27-326 27-290 27-326 LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 17 BLOCK 24 FOLIO: 167054.0000 CASE NO: COD-25-0003048 NAME OF VIOLATOR: CARMEN VENTURES LLC LOCATION OF VIOLATION: 3905 W CARMEN ST, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 15 BLOCK 14 FOLIO: 114561.0000 CASE NO: COD-25-0003151 NAME OF VIOLATOR: PRANAM QOZ LLC LOCATION OF VIOLATION: 2225 N RIDGEWOOD AVE, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.4 27-284.2.5 LEGAL DESCRIPTION: RIDGEWOOD PARK LOT 6 BLOCK E FOLIO: 183417.0000 CASE NO: COD-25-0003268 NAME OF VIOLATOR: KATHERINE MIKELL HODGE LOCATION OF VIOLATION: 109 S WOODLYNNE AVE, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: SOUTHERN PINES LOT 7 BLOCK 2 FOLIO: 116256.0000 CASE NO: COD-25-0003310 NAME OF VIOLATOR: TJRA INVESTMENTS LLC LOCATION OF VIOLATION: 1920 W SAINT JOHN ST, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: BOUTON AND SKINNER'S ADDITION TO WEST TAMPA LOT 4 BLOCK 15 FOLIO: 177605.0000 CASE NO: COD-25-0003311 NAME OF VIOLATOR: THANH LE AND DUC THI LOCATION OF VIOLATION: 1202 E BUSCH BLVD, TAMPA, FL CODE SECTIONS: 27-326 27-289.9 LEGAL DESCRIPTION: FAIRVIEW TERRACE LOTS 9 TO 16 INCL BLOCK 2 LESS SR 580 R/W FOLIO: 147107.0000 CASE NO: COD-25-0003327 NAME OF VIOLATOR: HELENE C MORBEL AND PHILAMAR LOCATION OF VIOLATION: 9602 BANYAN AVE, TAMPA, FL CODE SECTIONS: 27-156 27-156 (4-1) 27-326 27-156 LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 2 AND 3 BLOCK M FOLIO: 144134.0000 CASE NO: COD-25-0003337 NAME OF VIOLATOR: JOSEPH W AND GEETHA LOCATION OF VIOLATION: 9709 N NEBRASKA AVE, TAMPA, FL CODE SECTIONS: 27-326 27-289.9 LEGAL DESCRIPTION: CASTLE GARDENS LOTS 5 THRU 12 LESS W 17 FT THEREOF FOR RD R/W AND LOTS 17 18 19 AND LOTS 25 26 27 AND 28 FOLIO: 146001.0000 CASE NO: COD-25-0003352 NAME OF VIOLATOR: JEAN M YORE LOCATION OF VIOLATION: 6809 S ENGLEWOOD AVE, TAMPA, FL CODE SECTIONS: 27-283.11(a) 5 (b) LEGAL DESCRIPTION: CRESCENT PARK LOT 10 BLOCK 5 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON FOLIO: 136817.0100 CASE NO: COD-25-0003438 NAME OF VIOLATOR: JORGE VILLEGAS LOCATION OF VIOLATION: 7105 S SPARKMAN ST, TAMPA, FL CODE SECTIONS: 27-326 27-290 LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOT 3 AND E 5 FT CLOSED ALLEY ABUTTING ON W BLOCK 121 FOLIO: 138709.0000 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY- EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING. INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/21/2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org WITNESS my hand and the seal of this Court this 6th day of November, 2025. VICTOR D. CRIST As Clerk of Court By: Patricia Corbin As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024607 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., 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 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 PIERRE 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 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 ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 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), v. GENERAL CIVIL DIVISION: LANA SOWARDS A/K/A LANA J. SOWARDS, UNKNOWN SPOUSE OF LANA SOWARDS A/K/A LANA J. SOWARDS, UNKNOWN HEIRS,	HILLSBOROUGH COUNTY 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). 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, 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 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 11th day of December, 2025, the following described property as 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 RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 6th day of November, 2025. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1024345 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), v. GENERAL CIVIL DIVISION KAREN A. MERRITT, UNKNOWN SPOUSE OF KAREN A. MERRITT, HR TAMPA BAY LLC, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s). NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 3rd day of November, 2025, and entered in Case No. 24-CA-006789, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and KAREN A. MERRITT, UNKNOWN SPOUSE OF KAREN A. MERRITT, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, HR TAMPA BAY LLC AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough.realforeclose.com at 10:00 A.M. on the 6th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: A tract of land lying in the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 28 South, Range 17 East, Hillsborough County, Florida, more particularly described as follows: Begin at the Northwest corner of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 14; thence South 01 degrees 10' 33" West (assumed bearing) along the West boundary of stated West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 14, a distance of 250.00 feet; thence South 89 degrees 23' 01" East, a distance of 323.58 feet to a point of curvature; thence on an arc to the left a distance of 165.17 feet, with a radius of 1823.88 feet subtended by a chord of 165.12 feet, chord bearing North 88 degrees 01' 19" East to a point on curve, thence South 00 degrees 36' 59"	HILLSBOROUGH COUNTY West, a distance of 30.12 feet to a point on curve, said point being on the South right-of-way boundary of a 60 foot road dedication (per O.R. Book 1531 page 74 Gardner Road); thence on an arc to the right in a Southwesterly direction along stated South right-of-way boundary a distance of 15.05 feet with a radius of 1853.88 feet, subtended by a chord of 15.15 feet, chord bearing South 85 degrees 44' 40.5" West, to a point on curve; said point being on the South right-of-way boundary of aforementioned Gardner Road and also being the POINT OF BEGINNING Thence South 00 degrees 36' 59" West, a distance of 360.76 feet; thence North 89 degrees 23' 01" West, a distance of 227.27 feet; thence North 01 degrees 10' 33` East, a distance of 154.88 feet; thence South 89 degrees 23' 01" East, a distance of 210.76 feet; thence North 00 degrees 36' 59" East, a distance of 204.68 feet to a point on curve; said point being on the South right-of-way boundary of aforementioned Gardner Road; thence on an arc to the left in a Northeasterly direction along stated South right-of-way boundary a distance of 15.05 feet with a radius of 1853.88 feet, subtended by a chord of 15.05 feet, chord bearing North 86 degrees 12' 35" East, to a point on curve, said point being the Point of Beginning. TOGETHER WITH A 1996 MERITT DOUBLEWIDE MOBILE HOME IDENTIFIED BY VIN# FLHMLCB104013744A & FLHMLCB104013744B IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 6th day of November, 2025. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1024346 IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003931 Division A IN RE: ESTATE OF FREDRICK HEINRICH CROSS, JR., Deceased. NOTICE TO CREDITORS The administration of the estate of Fredrick Heinrich Cross, Jr., deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Frederick H. Cross, III a/k/a Fredrick H. Cross, III 6910 S. Fitzgerald Street Tampa, Florida 33616 Attorney for Personal Representative: /s/ Lorien Smith Johnson Florida Bar Number: 26662	HILLSBOROUGH COUNTY LORIEN S. JOHNSON, PLLC 1520 W. Cleveland Street Tampa, Florida 33606 Telephone: (813) 758-3492 E-Mail: lsjohnson@loriensjohnson.com Secondary E-Mail: admin@loriensjohnson.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-003767 IN RE: ESTATE OF JAYSON LEE COX, Deceased. NOTICE TO CREDITORS The administration of the estate of JAYSON LEE COX, deceased; whose date of death was September 14, 2025, file number: 25-CP-003767, 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 decedents estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Fla. Stat. §§ 732.216 – 732.228, applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211. See Fla. Stat. § 733.2121(1). The date of first publication of this notice is November 21, 2025. Personal Representative: LYNDA KILLINGSWORTH 46140 Neal Rd. Punta Gorda, FL 33982 Personal Representative's Attorney: /s/ Silvia A. Brett Silvia A. Brett, Esq. Florida Bar No. 123736 Brett Legal, PLLC 360 Central Ave., Suite 800 St. Petersburg, FL 33701 Direct: (727) 308-1361 Email: sbrett@brettlegal.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-3752 IN RE: ESTATE OF LEONARD P. GARTNER, NOTICE TO CREDITORS The administration of the estate of LEONARD P. GARTNER, deceased, Case No. 25-CP-3752, is now pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is November 21, 2025. Personal Representative: Beatrice A. Kawuma-Gartner Attorney for Personal Representative: Taso M. Milonas, Esquire Florida Bar No. 469858 TASO M. MILONAS, P.A. 1348 Fruitville Road, Suite 202 Sarasota, Florida 34236 Telephone: (941) 954-5410 Facsimile: (941) 954-5490 Primary E-mail: tmilonas@wealthlawgroup.com Secondary E-mail: jlockwood@wealthlawgroup.com and service@wealthlawgroup.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION	HILLSBOROUGH COUNTY File No. 25-CP-003958 Division A IN RE: ESTATE OF BETTY L. WILLIAMS a/k/a Betty Lacher Williams, Deceased. NOTICE TO CREDITORS The administration of the Estate of Betty L. Williams a/k/a Betty Lacher Williams, deceased, whose date of death was October 4, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is November 21, 2025. Personal Representative: Robert H. Mohr 137 S. Pebble Beach Blvd., Suite 100 Sun City Center, Florida 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, Florida 33573 Telephone: (813) 634-5500 office@roberthmohr.com 11/21-11/28/25LG 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 Pond activities on 12.01 acres known as K-Bar Ranch Parcel G (FPM Pond 1060A) Modification. The project is located in Hillsborough County, Section(s) 02, Township 27 South, Range 20 East. The permit applicant is JSH KBar Development, LLC c/o Eisenhower Mgmt, Inc. Attn: Nicholas Dister whose address is 111 S. Armenia Ave., Tampa, FL 33609. The Permit No. is 43029347.058. 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 Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759. NOTICE OF RIGHTS Any person whose substantial interests are affected by the District's action regarding this matter may request an 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 requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be 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 above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. 11/21/25LG 1T NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of (Continued on next page)

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

COUNTRY OAKS ANIMAL HOSPITAL
Owner: Country Vet Services LLC
8411 Hulsey Road
Tampa, FL 33634

11/21/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

TAMPA CARDS CO
Owner: Jongko Consulting LLC
12008 Ledbury Commons Dr
Gibsonnton, FL 33534

11/21/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

THE RISING PLACE
Owner: Trusted Connections LLC
19046 Bruce B Downs Blvd, #1190
Tampa, FL 33647

11/21/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

TERRACE TAX & ACCOUNTING
Owner: Cynthia Crabtree
413 Belle View Ave
Temple Terrace, FL 33617

11/21/25LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/14/2025
at 8:00am the following vehicle(s) may
be sold at public sale at 6120 Jensen Rd,
Tampa, FI 33619 for the amount owed
on each vehicle to satisfy the lien for re-
pairs, service and storage charges and
any administrative fees allowed pursuant
to Florida Statute 713.585. VIN# 4F2YZ-
04155KM04435 2005 MAZDA \$865.80.
The name, address and telephone number
and public sale location of the repair shop
that is demanding full payment of the un-
paid charges is Troys Auto Services
LLC, 6120 Jensen Rd, Tampa, FI 33619
(Hillsborough County). (813) 671-9364, MV
License #: MV113312. Location of Vehicle:
6120 Jensen Rd, Tampa, FI 33619 (Hills-
borough County). The customer or person
claiming an interest, or a lien, may redeem
the vehicle 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 vehicle may file a
demand for a hearing with the Clerk of
Court in Hillsborough County where the
vehicle is held to determine whether the
vehicle has been wrongfully taken or with-
held from him or her. At any time before
the date of sale, a customer or person of
record claiming a lien on the vehicle may
post a cash or surety bond in the amount
stated on the invoice with the Clerk of Cir-
cuit Court where the disputed transaction
occurred.

11/21/25 1T

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Notice of Public Auction

Notice of public auction for monies due on stor-
age units. The auction will be held on December
9, 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

Tonja Graddy B642 \$436.02
Russell Hopley 1066 \$455.80
Michele Washington A127 \$466.55
Tavis Howard B667 \$494.29
Derrick McNair B643 \$429.90

10415 N. Florida Ave., Tampa, FL 33612

Michael Young 172 \$395.32
Caridad Padilla 221 \$421.22
Tracy Treas 164 \$456.37

2309 Angel Oliva Senior St., Tampa, FL 33605

Tahesha Shank 1136E \$419.22
Elias Soto 3124W \$397.80
Adriana Agosto 3154W \$216.80

4406 W. Hillsborough Ave., Tampa, FL 33614

Sherika Fluit 1620 \$324.95
Darwin Garcia 1005 \$453.92
Dawn Wilson 4037 \$331.82

5404 W. Waters Ave., Tampa, FL 33634

Dan White 2180 \$636.48
Juan Santana 1066 \$414.80
Rey Cortes 1228 \$500.62
Katie Knaff 1161 \$295.45
Julio Tagliafico Gonzalez 1118 \$720.20
Tomika Campbell 1320 \$519.24

3939 W. Gandy Blvd., Tampa, FL 33611

Deanne-Monet Samuel 4519 \$327.80
Jennifer Fulton 4403 \$280.95
Nick Sassone 2663 \$161.30
Michelle Teixeira 1686 \$1,174.80
Kenneth Porter 1826 \$309.47

6111 Gunn Hwy., Tampa, FL 33625

Michael Marsh 1342 \$232.52
Justin Barber 3444-54 \$439.75
Roberto Arica Ramos 3224 \$321.65

11401 W. Hillsborough Ave., Tampa, FL 33635

Joshua Butler 1310 \$504.90
Candace Higar 1456 \$705.46
Candace Higar 1451 \$534.93
Eileean Marks 2115 \$626.54

14123 State Rd. 54, Odessa, FL 33556

Justin Hanratty 1056 \$449.90

3826 W. Marcum St., Tampa, FL 33616

Richard Gibbs 023 \$423.40

11/21-11/28/25LG 2T

NOTICE OF FINAL AGENCY ACTION

BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final
Agency Action is approval of the applica-
tion for an Environmental Resource Per-
mit Exemption on 1.23 acres known as
Skyway Point Subdivision. The project is
located in Hillsborough County, Section(s)
16, Township 30 South, Range 18 East.
The permit applicant is DR Horton, Inc.
Attn: Angela Mathews whose address is
3501 Riga Blvd., Ste 100, Tampa, FL
33619. The File No. is 910530.

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

NOTICE OF RIGHTS

Any person whose substantial interests
are affected by the District's action regard-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

ing this matter may request an administra-
tive hearing in accordance with Sections
120.569 and 120.57, Florida Statutes
(F.S.), and Chapter 28-106, Florida Ad-
ministrative Code (F.A.C.), of the Uniform
Rules of Procedure. A request for hearing
must (1) explain how the substantial inter-
ests of each person requesting the hear-
ing will be affected by the District's action,
or proposed action; (2) state all material
facts disputed by each person request-
ing the hearing or state that there are no
disputed facts; and (3) otherwise comply
with Chapter 28-106, F.A.C. A request for
hearing must be 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 Re-
source Permit with Proprietary Authoriza-
tion for the use of Sovereign Submerged
Lands). Failure to file a request for hear-
ing 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 pro-
cess 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 substan-
tial interests will be affected by any such
final decision of the District in this mat-
ter have the right to petition to become a
party to the proceeding, in accordance with
the requirements set forth above.

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

11/21/25LG 1T

NOTICE OF FINAL AGENCY ACTION

BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final
Agency Action is approval of the applica-
tion for an Environmental Resource Permit
to serve Amenity Center activities on 4.3
acres known as K-Bar Ranch Homestead
Phase 1 Amenity Center. The project is
located in Hillsborough County, Section(s)
02, Township 27 South, Range 20 East.
The permit applicant is EPG KBar Hold-
ings, LLC f/k/a Buckeye Road, LLC Attn:
Nicholas Dister whose address is 111 S.
Armenia Ave., Tampa, FL 33609. The Per-
mit No. is 43045672.004.

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

NOTICE OF RIGHTS

Any person whose substantial interests
are affected by the District's action regard-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 Re-
source Permit with Proprietary Authoriza-
tion for the use of Sovereign Submerged
Lands). Failure to file a request for hear-
ing 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 pro-
cess 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 substan-
tial interests will be affected by any such
final decision of the District in this mat-
ter have the right to petition to become a
party to the proceeding, in accordance with
the requirements set forth above.

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

11/21/25LG 1T

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

CIVIL DIVISION

Case No.: 25-CA-000687

Division: C

REGIONS BANK,
Plaintiff,
-vs-
DIANE OESTREICH; UNKNOWN SPOUSE
OF DIANE OESTREICH; JAMES MICHAEL
OLT; UNKNOWN SPOUSE OF JAMES
MICHAEL OLT; if living, and all unknown
parties claiming by, through, under or
against the above-named Defendant who
is not known to be dead or alive, whether
said unknown parties may claim an interest
as spouses, heirs, devisees, grantees,
assignees, lienors, creditors, trustees or
other claimants, claiming by, through, under
or against the above-named Defendants;
THE UNKNOWN HEIRS, SPOUSES,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER OR AGAINST
ANITA K. VANWINKLE, DECEASED;
THE UNKNOWN HEIRS, SPOUSES,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER OR AGAINST
MICHAEL LYNN OLT, DECEASED;
UNKNOWN TENANT #1 and UNKNOWN
TENANT #2,
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a
Uniform Final Judgment of Foreclosure en-
tered 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-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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 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 any accommodation in order to partici-
pate in this proceeding, you are entitled, at no
cost to you, to the provision of certain assis-
tance. Please contact the Court's ADA Co-
ordinator, 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
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY
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 repre-
sentative 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 un-
matured, contingent or unliquidated claims,
must file their claims with this Court WITHIN
THREE (3) MONTHS AFTER THE DATE
OF THE FIRST PUBLICATION OF THIS
NOTICE.

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

NOTWITHSTANDING THE TIME 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 21, 2025.

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

Attorney for Personal Representative:
Susan G. Haubensstock, 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 Hillsbor-
ough 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 per-
sonal 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 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-

(Continued on next page)

LA GACETA/Friday, November 21, 2025/Page 25

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausiernknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i> 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, vs. 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 Declaration 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, heretiaments thereto and an undivided interest in the common element 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 appertaining. 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 pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausiernknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i> 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 Hillsborough County, Florida, Probate Division, the address of which is 700 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The date of first publication of this notice is November 21, 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	HILLSBOROUGH COUNTY 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 Personal Representative'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. 732.216-732.228, 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 11/14/2025. 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 Florida 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 OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. The date of first publication of this notice is November 21, 2025. 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, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME	HILLSBOROUGH COUNTY OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 21, 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 DIVISION 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 the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 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 Deceased. 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 OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and	HILLSBOROUGH COUNTY other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 21, 2025. Personal Representative: LESLEY-JEAN ERMINE HILL 5354 Fiddle Fig Avenue Wimauma, FL 33598 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 11/14-11/21/25LG 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 personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 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 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, Deceased. 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk. ALL CLAIMS NOT FILED WITHIN THE	HILLSBOROUGH COUNTY TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is November 21, 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 Deceased. 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 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 21, 2025. Personal Representative: Lindell Mullen Dye 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@meganmcaateerlaw.com 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003613 Division: A IN RE: ESTATE OF JOHN JOSEPH MULDOWNNEY, Deceased. NOTICE TO CREDITORS The administration of the estate of JOHN JOSEPH MULDOWNNEY, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of Circuit Court, Hillsborough County Courthouse, 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. (Continued on next page)

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Personal Representative:
Eileen Pilkowski
232 Ashland Drive
Centreville, MD 21617
Attorney for Personal Representative:
Eileen D. Jacobs, Esq.
Florida Bar # 305170
P.O. Box 14953
Clearwater, FL 33766-4953
Telephone: (813) 877-9600
edjacobs@att.net

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002887
Division Probate

IN RE: ESTATE OF
JULIE S. TOMLIN
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Julie S. Tomlin, deceased, whose date of death was June 12, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 21, 2025.

Personal Representative:
Jody L. Tomlin
15407 Summerwind Dr.
Tampa, Florida 33624
Attorney for Personal Representative:
Ydelmis Cutino
Florida Bar No. 1054650
E-mail Addresses:
ycutino@gilbertgrouplaw.com,
emailservice@gilbertgrouplaw.com
Gilbert Garcia Group, P.A.
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 968-9237

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024-CP-001323

IN RE: ESTATE OF
ROBERT EDWARD SUTORUS,
Deceased.

AMENDED NOTICE TO CREDITORS

The purpose of this amendment is to correct the case number and republish this Notice to Creditors.

The administration of the estate of ROBERT EDWARD SUTORUS, deceased, whose date of death was February 28, 2024, and whose social security number is XXX-XX-3359, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 21, 2025.

Personal Representative:
/s/ Elizabeth Budden
ELIZABETH BUDDEN
Attorney for Personal Representative:
/s/ O. Reginald Osenton
O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.
3433 Lithia Pinecrest Road
PMB 324
Valrico, FL 33596
(813) 776-1282
oro@osentonlaw.com

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

IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-041127

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

WALDEN LAKE COMMUNITY
ASSOCIATION, INC.,
Plaintiff,
vs.
CLARICE G. CAVALIER and
ANGELA M. CAVALIER,
Defendant.

NOTICE OF ACTION

TO: CLARICE G. CAVALIER
2705 Forest Club Drive
Plant City, FL 33566
YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:
Lot 38, of WALDEN LAKE, UNIT 26, according to the Plat thereof, as recorded in Plat Book 60, at Page 15-1 through 15-10, inclusive, of the Public Records of Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 12/11/2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this Court on this 5th day of November, 2025.

Victor Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
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
BJR 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,
and
MARY WANJIRU NGANGA,
Respondent.

SECOND AMENDED NOTICE OF ACTION TO LEGAL MOTHER

TO: MARY WANJIRU NGANGA
Last known address: 3609 Palm Crossing Drive, Apt 204, Tampa, FL 33613

YOU ARE NOTIFIED that an action to establish paternity has been filed against you in the above-referenced case, and that you are required to serve a copy of your written defenses, if any, on or before December 11, 2025, to: GEOFFREY R. COX, ESQUIRE, attorney for Petitioner/Father, 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 may be entered against you for the relief demanded in the motion.

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

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

Dated 11/5/2025
Victor D. Crist
Clerk of the Circuit Court
By: /s/ Jennifer Taylor
Deputy Clerk
Cox & Associates, Attorneys at Law, P.A.

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

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

JUVENILE DIVISION
CASE NO. 25-DP-458
DIVISION: C

IN THE INTEREST OF:
K.M. DOB: 6/3/2025
MINOR CHILD

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS
TO: Tiffany Metevia Headings, address unknown
Kacey Headings, address unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: K.M. born on 6/3/2025. You are hereby commanded to appear on January 5, 2026, at 11:30 AM before the Honorable General Magistrate Tracy Ellis, courtroom 313 at the Hillsborough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an ADVISORY HEARING.

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Please contact Administrative Office of The Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602. Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 6th day of November, 2025.

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

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

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
File No. 04-CP-002633
Division: A

IN RE: ESTATE OF
CLEOTA E. WHITE
Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: CAROLYN NIX
THE ESTATE OF CLEOTA E. WHITE
Address Unknown

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Cleota E. White where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to:

MOONRAY LAW, PLLC
c/o Justin T. Moonray, Esq.
1032 E Brandon Blvd #9933
Brandon, Florida 33511

on or before 12/15/2025, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E Twiggs St, Tampa, FL 33602, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on 11/6/2025.

Signed on 5/21/2025
Victor D. Crist
As Clerk of the Court
By: s/ Ryan Marsh
As Deputy Clerk

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

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

CASE NO.: 25-CC-022410
SYNERGY RENTS, LLC,
a Florida limited liability company,
Plaintiff,
vs.
PIPELINE CONSTRUCTION, LLC,
a Florida limited liability company,
CHRISTOPHER LEE,
jointly and severally,
Defendants.

NOTICE OF ACTION

TO: CHRISTOPHER LEE
1313 East 33rd Ave, Tampa, FL 33603
YOU ARE HEREBY NOTIFIED that an action for breach of contract/debt owing has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before December 10, 2025, to Shannon L. Hunter, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for four (4) consecutive weeks in La Gaceta.

WITNESS my hand and seal at Hillsborough County, Florida this 6th day of November, 2025.

Victor D. Crist
Clerk of the Circuit Court
800 E. Twiggs Street, Tampa, FL 33601
By: /s/ Jennifer Taylor
Deputy Clerk
Holcomb & Leung, P.A.

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

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

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

MARISEL CRUZ,
Plaintiff,
v.
CARLOS RUBEN GUZMAN,
Defendant.

NOTICE OF ACTION
TO: CARLOS RUBEN GUZMAN, whose residence is unknown, and all parties claiming interests by, through, under, or against the Defendant named herein, and all parties having or claiming to have any right, title, or interest in the property described below.

YOU ARE NOTIFIED that an action to quiet title to the following real property in Hillsborough County, Florida, has been filed against you:

Legal Description:
UNIT 4030A, BUILDING 5, OF CORTEZ OF CARROLLWOOD, ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED JULY 9, 1979, RECORDED IN OFFICIAL RECORDS BOOK 3543, PAGE 86, AND THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address:
4030 Cortez Drive, Apartment A, Tampa, Florida 33614.

You are required to serve a copy of your written defenses, if any, to it on Marisel Cruz, Pro Se Plaintiff, whose address is 4030 Cortez Drive, Apartment A, Tampa, FL 33614, on or before 28 days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff or immediately thereafter; otherwise, a default may be entered against you for the relief demanded in the complaint.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

This notice shall be published once each week for four (4) consecutive weeks in La 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

NOTICE OF SUSPENSION

HILLSBOROUGH COUNTY

TO: VAUGHNDELL K. MILLER
Case No.: CD202510103/D 3418041

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

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1252850000
Certificate No.: 2023 / 11483
File No.: 2025-859
Year of Issuance: 2023

Description of Property:
BEL MAR REVISED UNIT NO 7 LOTS 153 AND 154 LESS R/W
PLAT BK / PG: 25 / 6
SEC - TWP - RGE: 33 - 29 - 18

Subject To All Outstanding Taxes

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

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

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 1471650100
Certificate No.: 2023 / 12801
File No.: 2025-863
Year of Issuance: 2023

Description of Property:
FAIRVIEW TERRACE LOT 8 BLOCK 10
PLAT BK / PG: 11 / 55
SEC - TWP - RGE: 19 - 28 - 19

Subject To All Outstanding Taxes

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

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

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0370960500
Certificate No.: 2023 / 3565
File No.: 2025-866
Year of Issuance: 2023

Description of Property:
STONE CREEK POINTE A CONDOMINIUM UNIT 520 AND AN UNDIV INT IN COMMON ELEMENTS
PLAT BK / PG: 21 / 60
SEC - TWP - RGE: 10 - 28 - 19

Subject To All Outstanding Taxes

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to par-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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, call 711.

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

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0760940000
Certificate No.: 2023 / 7460
File No.: 2025-867
Year of Issuance: 2023

Description of Property:
BYARS RIVERVIEW ACRES REVISED PLAT OF LOT 9 BLOCK 4
PLAT BK / PG: 33 / 4
SEC - TWP - RGE: 18 - 30 - 20

Subject To All Outstanding Taxes

Name(s) in which assessed:
DANA CONSTRUCTION INC

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

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

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0852250050
Certificate No.: 2023 / 8942
File No.: 2025-871
Year of Issuance: 2023

Description of Property:
A PORTION OF NW 1/4 OF NW 1/4 DESC AS FOLLOWS COM AT NE COR OF NW 1/4 OF NW 1/4 OF NW 1/4 THN S 00 DEG 91 MIN 37 SEC W 25 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN W 20 FT TO POB THN S 00 DEG 01 MIN 37 SEC W 236.51 FT THN S 54 DEG 35 MIN 56 SEC W W 141.14 FT THN S 63 DEG 01 MIN 59 SEC W 561.49 FT TO A PT ON ELY R/W LINE OF FORBES RD THN N 00 DEG 03 MIN 20 SEC E 377.85 FT THN E 450 FT THN N 00 DEG 03 MIN 20 SEC E 195 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN E 165.03 FT TO POB

SEC - TWP - RGE: 14 - 29 - 21

Subject To All Outstanding Taxes

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

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

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

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

NOTICE OF APPLICATION FOR TAX DEED

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

Folio No.: 0863087722
Certificate No.: 2023 / 9072
File No.: 2025-872
Year of Issuance: 2023

Description of Property:
COPPER RIDGE

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY 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.: 0875381280 Certificate No.: 2023 / 9239 File No.: 2025-873 Year of Issuance: 2023 Description of Property: RIVER HILLS COUNTRY CLUB PHASE IIIB PARCEL 10 LOT 35 BLOCK 15 PLAT BK / PG: 71 / 34 SEC - TWP - RGE: 09 - 30 - 21 Subject To All Outstanding Taxes Name(s) in which assessed: LAND TRUST CAPITAL LLC / TRUSTEE LAND TRUST CAPITAL, LLC, AS TRUSTEE 3208 FOX SQUIRREL RESIDENTIAL LAND TRUST All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/22/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 11/7-11/28/25LG 4T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA GENERAL CIVIL DIVISION Case No. 25-CA-010459 Division P BERNICE MCDANIEL and CHRISTOPHER MAYS, Plaintiffs, vs. LILLIAN MCDANIEL, deceased, et al., Defendants. NOTICE OF ACTION - PROPERTY TO: Defendants, LILLIAN MCDANIEL, deceased, and her heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against her; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, 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 property. YOU ARE NOTIFIED that civil action No. 25-CA-010459 of the Circuit Court in and for Hillsborough County, Florida, Bernice McDaniel and Christopher Mays vs. Lillian McDaniel, deceased, et al., seeking to quiet title in the following property in Hillsborough County, Florida: Lots 1 and 2, Block 27, Map of South Lincoln Park, according to the map or plat thereof as recorded in Plat Book 4, Page 95, Public Records of Hillsborough County, Florida. PIN: P-28-28-22-5BZ-000027-00001.0 Folio No. 206797-0000 Site Address: 915 E. Warren St., Plant City, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiffs' attorney whose name and address is: Stephen L. Evans 104 N. Thomas Street, Plant City, FL 33563 (813) 752-1795 Florida Bar No. 371505 on or before December 17, 2025, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. In accordance with the Americans With Disabilities Act, persons needing special accommodation to participate in this matter, should contact the clerk of court's ADA Coordinator at (813) 276-8100 ext 4347 no later than 7 days prior to the proceeding; If you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on October 23, 2025. Victor Crist, Hillsborough Clerk of Courts 800 E Twiggs St, Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk Stephen L. Evans 11/7-11/28/25 4T IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA	HILLSBOROUGH COUNTY Case No.: 25-DR-014258 Division: DP ANA IVIS ROURA BARLET, Petitioner, and ISMAEL BONILLA CARDONA, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: ISMAEL BONILLA CARDONA Last known address: Unknown YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANA IVIS ROURA BARLET, whose address is 3501 Lake Azzure Ct Apt #202C, Tampa, Florida 33614, on or before 12/10/2025, and file the original with the clerk of this Court at EDGECOMB COURTHOUSE – 800 E Twiggs St, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: None Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 10/28/2025 Victor D. Crist, Clerk of Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 11/7-11/28/25LG 4T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY FAMILY LAW DIVISION CASE NO.: 25-DR-011769 DIVISION: C IN RE: THE MARRIAGE OF MATTHEW WINBORN Petitioner/Husband, and ABIGAIL NICOLE STAMPER a/k/a WINBORN Respondent/Wife AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN TO: Abigail Nicole Stamper a/k/a Winborn Last known address: 419 Halifax Bay Court, Apollo Beach Florida 33572 YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Matthew Winborn c/o Mark G. Rodriguez, Esq., 701 S. Howard Ave., Ste 201, Tampa, FL 33606, on or before December 5, 2025, and file the original with the clerk of this Court at Hillsborough County Clerk of Circuit Court, 800 E Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: N/A Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 10/30/2025 Victor D. Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 11/7-11/28/25LG 4T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-001297 COURTNIE NEWMAN, Petitioner, and JOSHUA NEWMAN, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE TO: JOSHUA NEWMAN Last Address: 3133 Rex Ave, Dover, FL 33572 YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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	HILLSBOROUGH COUNTY Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated October 27, 2025 Victor D. Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Laronda Jones Deputy Clerk 10/31-11/21/25LG 4T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-DR-010990 Division: B IN RE: ADOPTION OF A.G.G., Adoptee NOTICE OF HEARING AND NOTICE OF ACTION TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION TO: ANDRES FELIPE LONDONO GIRALDO Address Unknown A petition to terminate parental rights pending adoption has been filed. A Copy of the Petition and Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, 800 E Twiggs St, Tampa, FL 33602. You may review these documents upon request. The minor child is identified as follows: Name of child on birth certificate: A.L.G. Date of Birth: 08/12/2014 Place of Birth: Miami, Florida NAME TO BE GIVEN TO CHILD A.G.G. Physical Description of Respondent: Age: 43, DOB 08/13/1981 Race: White Hair Color: Black/Dark Brown Eye Color: Brown Approximate Height: 5'7" Approximate Weight: 150 LBS There will be a hearing on the petition to terminate parental rights pending adoption on NOVEMBER 24, 2025 at 11:00 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing. FAILURE TO TIMELY FILE A WRITTEN RESPONSE AND APPEAR AT THE HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL TERMINATE PARENTAL RIGHTS. YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602- 4935, before NOVEMBER 24, 2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. Dated 10/21/2025 Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 10/31-11/21/25LG 4T MANATEE COUNTY	MANATEE COUNTY CATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this Notice is November 21, 2025. Personal Representative: /s/ WILLIAM EUGENE CRIST 9562 East Briar Court Inverness, FL 34453 Attorney for Personal Representative: /s/ John P. Flanagan, Jr., Esq. 710 Oakfield Drive, Suite 101 Brandon, FL 33511 (813) 681-5587 patflan@verizon.net FBN: 218499 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2535 Division Probate IN RE: ESTATE OF GUY MICHAEL ALLEN Deceased. NOTICE TO CREDITORS The administration of the estate of GUY MICHAEL ALLEN, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. 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 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 21, 2025. Personal Representative: THOMAS GOIRAN 83 Flower Avenue Washington, New Jersey 07882 Attorney for Personal Representative: JASON M. DEPAOLA Florida Bar Number: 0180040 DYE HARRISON KNOWLES KIRKLAND PRATT & DEPAOLA, PLLC 1206 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: jmd@dye-harrison.com Secondary E-Mail: beckyc@dye-harrison.com 11/21-11/28/25LG 2T IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2024-CC-002530 BRADENTON TROPICAL PALMS, INC., Plaintiff, vs. WANDA J. BAKER AND DEBORAH L. CATERINO, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Order Directing Clerk to Re-set Foreclosure Sale and Disburse Sale Deposit to Plaintiff entered in this cause on November 5, 2025 by the County Cort of Manatee County, Florida, the property described as: Unit # 2514 17 SLW, BRADENTON TROPICAL PALMS, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in Official Records Book 1539, Pages 729-785, of the Public Records of Manatee County, Florida, will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.manatee.realforeclose.com on December 18, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis	MANATEE COUNTY pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service. /s/ Natalie N. Minor Natalie N. Minor, Esquire Florida Bar No: 1039661 nminor@appletonreiss.com Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Attorney for Plaintiff 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, Plaintiff, vs. ONLY FLIPS LLC; et al, Defendants. Case No: 2024 CA 001172 NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated September 29, 2025, and entered in Case No. 2024 CA 001172 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, is the Plaintiff and ONLY FLIPS LLC; EDWARD A. GUILLARO; NUVIEW TRUST CO. CUSTODIAN FBO SHERI ROLFE, IRA #7712355; NEGLEY REAL ESTATE, LLC; CRUZ CREATIVE SOLUTIONS, LLC; JAMES BLINCOE; GRETCHEN BLINCOE; JALON BRYAN HARRIS; KEY ROYALE RESIDENT OWNERS ASSOCIATION, INC.; are Defendants, Angelina Colonnese, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 a.m. on December 10, 2025, the following described property set forth in said Final Judgment, to wit: LOT 19 AND THE EASTERLY 10 FEET OF LOT 18, KEY ROYALE, 3RD ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 8, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Commonly known as: 601 Ambassador Ln., Holmes Beach, FL 34217 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED November 10th, 2025 /s/ Rashida Willhoit Rashida Willhoit, Esq. Florida Bar No. 93582 Lender Legal PLLC 1800 Pembroke Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: rwillhoit@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741- 4062. If you are hearing or voice impaired, please call 711. 11080-1024453 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR MANATEE COUNTY, FLORIDA Clerk Case Number: 412024CA-001283CAAXMA NATIONSTAR MORTGAGE Plaintiff(s), vs. ALLEN R. JENKINS; JULIE A. JENKINS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; SERVICE MINDS DBA MISTER SPARKY, ONE HOUR AIR; ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.; SUSAN OLIVER SURVIVING SPOUSE OF SIMON OLIVER Defendant(s). NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated the 27th day of October, 2025, and entered in Case No. 412024CA001283CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Onslow Bay Financial LLC is the Plaintiff and ALLEN R. JENKINS, JULIE A. JENKINS, SUSAN OLIVER SURVIVING SPOUSE OF SIMON OLIVER, SERVICE MINDS DBA MISTER SPARKY, ONE HOUR AIR, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angelina Colonnese as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: 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. (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
HILLSBOROUGH COUNTY PARCEL IDENTIFICATION NUMBER: 5275100109 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711. Dated this 4th day of November, 2025. By: /S/ Liana R. Hall Liana R. Hall, Esq. Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-1024209 IN THE CIRCUIT COURT OF THE TWELFTH CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-3, Plaintiff, vs. Giovanni Coronel, et al., Defendants. Case No.: 412025CA000255CAAXMA NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated October 29, 2025, and entered in Case No. 412025CA000255CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-3, is the Plaintiff and Giovanni Coronel; Tannia Coronel; Arch Mortgage Assurance Company; Cross River Bank; Unknown Tenant #1 n/k/a Francisca Coronel; Unknown Tenant #2 n/k/a Guido Coronel, are Defendants, Angelina "Angel" 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 11:00 AM on December 17, 2025 the following described property set forth in said Final Judgment, to wit: LOT 81, PINWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 15, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Commonly known as: 507 65th Avenue Dr. West, Bradenton, FL 34207 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED November 7, 2025 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by 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 RECEIPT OF APPLICATION NOTICING Notice is hereby given that the Southwest Florida Water Management District has	HILLSBOROUGH COUNTY received Environmental Resource permit application number 922630 from CC Manatee Land Investments, LLC, 1901 Ulmerton Road, Ste 475, Clearwater, FL 33762. Application received: 8/5/25. Proposed activity: residential development. Project name: Newport Isles Mass Grading 2nd Modification. Project size: 1,563 acres. Location: Sections 34/35/36, Township 32 South, Range 18 East and Sections 1/2/3/10/11, Township 33 South, Range 18 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. 11/21/25LG 1T IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412025CP002420CPAXMA IN RE: ESTATE OF ANN MARIE YOUNG Deceased. NOTICE TO CREDITORS The administration of the estate of ANN MARIE YOUNG, deceased, whose date of death was May 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: /s/ David Young 5323 88th Street W. Bradenton, Florida 34210 Counsel for Personal Representative: /s/ Ann-Eliza M. Taylor Attorney Florida Bar Number: 70852 Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-4744 Fax: (813) 839-4411 E-Mail: ataylor@olderlundylaw.com Secondary E-Mail: dmorris@olderlundylaw.com 11/21-11/28/24LG 2T IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF WASHINGTON Wes Weaver v. Johanna E. Fraser Case No. 25CV48297 NOTICE IS HEREBY GIVEN that Wes Weaver, as Plaintiff, has initiated a civil complaint against Johanna E. Fraser for conversion and alleging that Johanna E. Fraser converted 1.65699837 BTC with a value of \$151,516.62. Plaintiff is seeking a money award against the Defendant in that full amount, together with costs and disbursements incurred herein. This notice is being given pursuant to Court Order as an alternative method of service of the summons and complaint pursuant to ORCP 7D(6)(a)(i). NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have a proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. If you have question, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503)	MANATEE COUNTY 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636. The motion or answer or reply must be given to the court clerk or administrator with 30 days of the date of first publication specified herein along with the required filing fee. The date of the first publication of this summons is 11/14/2025. Kevin W. Luby, OSB #844050 Demland LU/DA Law Group Attorney for Plaintiff 16869 SW 65th Ave., No. 290 Lake Oswego, OR 97035 (503)766-4771 kevin@luda-law.com 11/21-12/12/25LG 4T IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412025CP002517CPAXMA IN RE: ESTATE OF JANICE FEISTER Deceased. NOTICE TO CREDITORS The administration of the estate of JANICE FEISTER, deceased, whose date of death was November 29, 2024; File Number 412025CP002517CPAXMA, is pending 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 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 21, 2025. Personal Representative: DOUGLAS B. STALLY 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 AED@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 11/14-11/21/25LG 2T IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No.: 2025CA0001912AX ACHIEVA CREDIT UNION, Plaintiff, vs. 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 deceased. Whose Residence is Unknown Whose Last Known Mailing Addresses are: 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	MANATEE COUNTY 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/lrsl/. 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 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Case No: 2025-DR-011785-O Division: 30 MOHAMMED LARHOUASLI MARRAKCHI Petitioner, and DOUAEE EL KANDRI Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: DOUAEE EL KANDRI Last known address: 4817 Southlawn Ave, Orlando, FL 32811 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 MOHAMMED LARHOUASLI MARRAKCHI, whose address is 4817 Southlawn Ave, Orlando, FL 32811, on or before 1/1/26, and file the original with the clerk of this Court at 425 N. Orange Ave., 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 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 to 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 mails or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED 11/1/2025 Tiffany M. Russell Clerk of the Circuit Court By: /s/ Sebastian Ramos Declat Deputy Clerk 11/21-12/12/25LG 4T NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: WHITE WHALE Owner: White Whale Pro LLC 255 S Orange Ave, Ste 104, Unit 2425 Orlando, FL 32801 11/21/25LG 1T NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: THE MATTRESS DOCTOR Owner: Roger Jose Perez 425 W Colonial Dr Ste 303 Orlando, FL 32804 11/21/25LG 1T	ORANGE COUNTY ----- IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2025-CC-009029-O Tivoli Gardens Homeowners Association, Inc., Plaintiff, vs. Alexandra Mendible, as Trustee of The Sofia Palermo Revocable Trust, Dated July 5, 2013; et al. Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated November 10, 2025, and entered in Case Number: 2025-CC-009029-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein Tivoli Gardens Homeowners Association, Inc. is the Plaintiff, and Alexandra Mendible, as Trustee of The Sofia Palermo Revocable Trust, Dated July 5, 2013, and All Unknown Tenants/Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 o'clock A.M. on January 15, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: Property Description: LOT 40, TIVOLI GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 120 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 6021 Apollos Corner Way, Orlando, FL 32829 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 13th day of November, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnatorneys.com 11/21-11/28/25LG 2T ----- IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005708-O BANKUNITED, N.A., Plaintiff, vs. JOSEPH L. VIXAMA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on October 28, 2025 in the above-captioned action, the following property situated in Orange County, Florida, described as: LOT 55, WETHERBEE LAKES SUBDIVISION PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 46, AT PAGE(S) 61-64, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA shall be sold by the Clerk of Court, Tiffany Moore Russell, Esq., on the 27th day of January, 2026 on-line at 11:00 a.m. (Eastern Time) at www.myorangeclerk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, 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 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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 6th day of November 2025. /s/ Michael C. Coyle MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Secondary Email: sbaker@storeylawgroup.com <i>Attorneys for Plaintiff</i> 11/21-11/28/25LG 2T ----- NOTICE OF SALE BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLE LISTED BELOW AT THE FOLLOWING LOCATION TO (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
ORANGE COUNTY SATISFY LIEN PURSUANT TO CHAP-TERS 83.806/83.805 OF THE FLORIDA STATUTES. THE OMNI COLLECTIVE LLC: 7640 NAR-COOSSEE RD, ORLANDO, FL 32822 P#: 407-326-6676 2017 HYUN 4D KMH084LF6HU179825 DEC. 8, 2025 OWNER: JASMINE SIERRA HILL / LIEN HOLDER: ALLY FINANCIAL ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT: BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE. 11/21/25LG 1T IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2024-CC-020065-O The Hamptons at Metrowest Condominium Association, Inc., Plaintiff, vs. Luciano Donggel Bonilla Delgado; et al., Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to an Amended Final Judgment of Foreclosure, dated November 6, 2025, and entered in Case Number: 2024-CC-020065-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein The Hamptons at Metrowest Condominium Association, Inc. is the Plaintiff, and Luciano Donggel Bonilla Delgado is the Defendant, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.realforeclose.com, at 11:00 o'clock A.M. on January 15, 2026, the following described property as set forth in said Amended Final Judgment of Foreclosure, to-wit: Property Description: UNIT 306, BUILDING 24, OF HAMP-TONS AT METROWEST, A CONDO-MINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 7830, PAGE 2283, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED SHARE IN THE COMMON ELE-MENTS. Property Address: 3428 Soho St., Unit 306, Orlando, FL 32835 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 7th day of November, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Ryan Fong Ryan Fong, Esquire Florida Bar No. 113279 ryan@dhntorneys.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, Deceased. NOTICE TO CREDITORS The administration of the estate of Blanche J. Regular, deceased, whose date of death was April 3, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Suite 335, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 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	ORANGE COUNTY Berg & Wheeler, P.A. 4306 New River Hills Parkway, Suite 2 Valrico, Florida 33596 Telephone: (813) 685-0050 E-Mail: bergwheeler@verizon.net Secondary E-Mail: ewheeler.bergwheeler@verizon.net Secondary E-Mail: bbuchanan.bergwheeler@verizon.net 11/14-11/21/25LG 2T NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY To: SHYCARRIA A. REEDING Case: CD202502293/D 3419782 An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 11/14-12/5/25LG 4T IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA Case No. 2018-DR-002271-O IN RE: RANEL WILLIAMS Petitioner, and CARLOS BATISTA, Respondent. NOTICE OF ACTION FOR SUPPLEMENTAL PETITION TO MODIFY PARENTAL RESPONSIBILITY, VISITATION, OR PARENTING PLAN/ TIME-SHARING SCHEDULE AND OTHER RELIEF TO: CARLOS BATISTA Last Known Address: 10124 Colt Lane, Winter Garden, FL 34787 YOU ARE NOTIFIED that an action for Supplemental Petition to Modify Parental Responsibility, Visitation, or Parenting Plan/ Time-Sharing Schedule and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to attorney for RANEL WILLIAMS, Markos D. Eugenios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, FL 34794, eugenioslaw@outlook.com on or before 12/11/2025 and file the original with the clerk of Court at 425 North Orange Avenue, Orlando, FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the supplemental petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated October 22nd, 2025. Tiffany Moore Russell Clerk of the Circuit Court By: /s/ Robert Hingston Deputy Clerk 425 N Orange Ave #320 Orlando, FL 32801 11/7-11/28/25LG 4T OSCEOLA COUNTY NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: Aire Serv Kissimmee and Hunters Creek Owner: Customerfocused LLC 1226 Dyer Blvd Kissimmee, FL 34741 11/21/25LG 1T IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2025 CC 000587 CL The Manors at Lake Berkley Resort Homeowners Association, Inc., Plaintiff, vs. Enver R. Lora Ruiz; et al. Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to an Order Granting Final Judgment of Foreclosure, dated November 7, 2025, and entered in Case Number: 2025 CC 000587 CL, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein The Manors at Lake Berkley Resort Homeowners Association, Inc. is the Plaintiff, and Enver R. Lora Ruiz is the Defendant, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, at 11:00 o'clock A.M. on January 6, 2026, the following described property as set forth in said Order Granting Final Judgment of Foreclosure, to-wit:	ORANGE COUNTY Property Description: LOT 4, LAKE BERKLEY RESORT, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 1, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Property Address: 913 Lake Berkley Dr., Kissimmee, FL 34746 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 13th day of November, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhntorneys.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 001922 MF TOORAK CAPITAL PARTNERS LLC PLAINTIFF, VS. 1434 ROLLING FAIRWAY DRIVE LLC, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: 1434 Rolling Fairway Drive LLC Last Known Address: c/o SHAMA SILBEREMAN, Registered Agent, 1434 Rollings Fairway Drive, DAVENPORT, FL 33896 Current Residence: UNKNOWN TO: 1434 Rolling Fairway Drive LLC Last Known Address: 1575 61st St Apt 5R, Brooklyn, NY 11219 Current Residence: UNKNOWN TO: 1434 Rolling Fairway Drive LLC Last Known Address: 42 Harrison Ave, Apt 2, Brooklyn, NY 11211 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 109, Stoneybrook South Phase G-1, a subdivision according to the plat thereof recorded in Plat Book 23, Page 45, of the Public Records of Osceola County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 21, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and the seal of this Court this 6th day of November, 2025. KELVIN SOTO As Clerk of Court By: Kelvin Soto, Esq. Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024628 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2025-CA-1396OC JESSICA NICOLE MARTIN Plaintiff, vs. KENNETH F. GORTON Defendant NOTICE OF ACTION TO: Kenneth F. Gorton, Defendant, and to all parties claiming interest by, through, under or against Defendant. YOU ARE YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Tortious Interference with Expected Inheritance. The action was instituted in the Ninth Judicial Circuit Court, OSCEOLA County, Florida, and is styled JESSICA NICOLE MARTIN vs. KENNETH F. GORTON. You are required to serve a copy of your written defenses, if any, to the action on Aaron W. Saoud, Esq., Plaintiff's attorney, whose address is 2202 N. Westshore Blvd. Suite 200, Tampa, FL 33607, within 30 days and file the original with the clerk of this court either before service on Aaron W. Saoud, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you. DATED: October 20, 2025 Kelvin Soto, Esq., Clerk of the Circuit Court & County Comptroller By: Katherine Carmack, Deputy Clerk 10/31-11/21/25LG 4T PASCO COUNTY	PASCO COUNTY IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-001473 IN RE: The Estate of GREGG ALAN BOX, Deceased. NOTICE TO CREDITORS The administration of the estate of GREGG ALAN BOX, whose date of death was January 11, 2025, File Number 2025-CP-001473, is pending in the Clerk of the Circuit Court, Pasco County, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34656. The names and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this notice is November 21, 2025. Personal Representative: JESSY L. BOX c/o YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 Attorney for Personal Representative: CARLA B. YATES, Esquire YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 (813) 254-6516 Florida Bar No.: 709166 cyates@yateslawfirm.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001795-CPAXWS IN RE: ESTATE OF DESMOND G. LITTLE, Deceased. NOTICE TO CREDITORS The administration of the estate of Desmond G. Little, deceased, whose date of death was September 9, 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 NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Linda J. Little 9027 Pennant Ct. New Port Richey, FL 34654 Attorney for Personal Representative: /s/ Michael G. Little Florida Bar No. 0861677 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 E-mail: mikel@jpfirm.com Secondary e-mail: kimh@jpfirm.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001511 IN RE: ESTATE OF SUSAN M. PURVIANCE a/k/a SUSAN M. BIRCHARD PURVIANCE 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 SUSAN M. PURVIANCE, also known as SUSAN M. BIRCHARD PURVIANCE, deceased, File Number 2025-CP-001511, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was July 15, 2025; that the total value of the estate is \$14,559.00 and that the names of those to whom it has been assigned by such order are: JOHN GALIK 12919 Club Drive, Hudson, FL 34667 APRIL LEDGER 5175 South Park Ave., Dothan, AL 36301 (Continued on next page)	

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PASCO COUNTY ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 21, 2025. Person Giving Notice: /s/ JOHN GALIK Attorney for Person Giving Notice: /s/ MALCOLM R. SMITH, ESQUIRE Email: truster1985@gmail.com Florida Bar No. 513202 Law Office of Malcolm R. Smith, P.A. P.O. Box 5489 Hudson, Florida 34674 Telephone: (727) 819-2256 11/21-11/28/25LG 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 Mass Grading activities on 1610 acres known as Palmetto Ridge Phase 2 Mass Grading. The project is located in Pasco County, Section(s) 2, 4, 11, 10, 09, 03, Township 25 South, Range 19 East. The permit applicant is Palmetto Ridge Cattle Co., LLC Attn: Shawn Rior-dan whose address is PO Box 658, Floral City, FL 34436. The Permit No. is 43010883.005. 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 Water Management District, 7601 Highway 301 North, Tampa, FL 34637-6759. NOTICE OF RIGHTS Any person whose substantial interests are affected by the District's action regarding this matter may request an 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 requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be 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 above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. 11/21/25LG 1T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024-CA-001932-CAAXES JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. DOUGLAS MICHAEL LEE, UNKNOWN SPOUSE OF DOUGLAS MICHAEL LEE and SADDLE CREEK MANOR TOWNHOMES HOMEOWNERS ASSOCIATION, INC., Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on October 27, 2025 in the above-captioned action, the following property situated in Pasco County, Florida, described as: LOT 31, SADDLE CREEK MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 104 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. Shall be sold by the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., on the 20th day of January, 2026 at 11:00a.m. (Eastern Time) at www.pasco.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, 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 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. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice 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. Dated this 13th day of November, 2025 /s/ Helen M. Skala Helen M. Skala, Esq. F.B.N.: 93046 Brian E. Langford, Esq. F.B.N.: 056177 LANGFORD & MYERS, P.A. 1715 West Cleveland Street Tampa, Florida 33606 Telephone: (813) 251-5533 Facsimile: (813) 251-1900 brian@langfordmyers.com (primary) helen@langfordmyers.com (primary) pam@langfordmyers.com (secondary) Attorneys for Plaintiff 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025CP001540CPAXES Division: Probate IN RE: ESTATE OF CATHERINE LOUISE DONOVAN Deceased NOTICE TO CREDITORS The administration of the estate of Catherine Louise Donovan, deceased, whose date of death was May 3, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.	PASCO COUNTY contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 28th day of October, 2025. /s/ Michael Coyle MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA CIVIL DIVISION Case No.: 2025CA001904CAAXES Division: J4 DIGITAL TRUST, LLC, FBO DAVID A. STECH, ROTH IRA 11001477, Plaintiffs vs. LM2 INVESTMENT VENTURES, LLC, a Wyoming limited liability company; MICHAEL ANDREW LOPERENA, an individual; LAUREN PILAR LEMAY, individual; JUSTIN LEE MATTAS, an individual; and JAMES M. MATTAS, III, an individual, and JOHN DOE and JANE DOE, Defendants. NOTICE OF SALE NOTICE is given pursuant to the Uniform Final Judgment of Foreclosure entered on the 12th day of November, 2025 in Civil Action No. 2025-CA-001904CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, in which LM2 INVESTMENT VENTURES, LLC, a Wyoming limited liability company; MICHAEL ANDREW LOPERENA, an individual; LAUREN PILAR LEMAY, individual; JUSTIN LEE MATTAS, an individual; and JAMES M. MATTAS, III, an individual, and JOHN DOE and JANE DOE, are the Defendant(s), the Clerk of the Court shall sell to the highest bidder for cash electronically online at the following website: www.pasco.realforeclose.com, at 11:00 A.M., on the 17th day of December, 2025, the following described real property set forth in the Uniform Final Judgment of Foreclosure: Tract 95 of the unrecorded plat of WESLEY CHAPEL ACRES, more particularly described as follows: Commencing at the SW corner of the NW ¼ of Section 6, Township 26 South, Range 20 East, Pasco County, Florida, run S. 00 deg. 01 min. 54 sec. W., 256.51 feet along the West boundary of said Section 6; thence run N. 41 deg. 46 min. 12 sec. E., 1039.55 feet; thence run N. 52 deg. 34 min. 57 sec. E., 1097.7 feet, thence run N. 54 deg. 36 min. 57 sec. E., 1384.61 feet; thence run N. 79 deg. 14 min. 33 sec. W., 133.38 feet for a POINT OF BEGINNING, thence continue N. 79 deg. 14 min. 33 sec. W., 133.37 feet, thence run N. 13 deg. 14 min. 06 sec. E., 343.42 feet; thence run S. 76 deg. 48 min. 19 sec. E., 133.37 feet; thence run S. 13 deg. 15 min. 22 sec. W., 337.52 feet to the POINT OF BEGINNING; SUBJECT TO an easement over and across the Southerly 25.0 feet for Deedra Drive. All lying and being in Pasco County, Florida. Property Address: 28439 Deedra Drive, Wesley Chapel, Florida 33544 Pursuant to Florida Statutes, Section 45.031(2): Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice 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. Dated this 13th day of November, 2025 /s/ Philip Stecco Philip Stecco, Esq. Florida Bar No. 108384 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: pstecco@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. Within two (2) working days of your receipt of this notice, please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. 11080-1024913 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. Melissa Hill, et al., Defendants. Case No: 2024CA000539 AMENDED NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Uniform Final Judgment of Foreclosure dated November 4, 2025, and entered in Case No. 2024CA000539 of the Circuit Court of the SIXTH Judicial Circuit	PASCO COUNTY All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: William Donovan 22577 E. Layton Circle Aurora, Colorado 80015 Attorney for Personal Representative: Aaron W. Saoud, Esquire Florida Bar No. 96124 AWS Law Firm 2202 N. Westshore Boulevard, Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 Primary email: attorney@awslaw.org Secondary email: service@awslaw.org 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1, Plaintiff, vs. DESIREE M. FRANK; et al., Defendants. Case No: 2025-CA-000984 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated , and entered in Case No. 2025-CA-000984 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1, is the Plaintiff and DESIREE M. FRANK; DANIEL FRANK; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; are Defendants, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of Courts will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on January 12, 2026, the following described property set forth in said Final Judgment, to wit: LOT 1369, COLONIAL HILLS, UNIT NO 19, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Commonly known as: 3554 Blackhawk Dr., New Port Richey, FL 34652 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 14____, 2025 /s/ Philip Stecco Philip Stecco, Esq. Florida Bar No. 108384 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: pstecco@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. Within two (2) working days of your receipt of this notice, please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. 11080-1024913 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. Melissa Hill, et al., Defendants. Case No: 2024CA000539 AMENDED NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Uniform Final Judgment of Foreclosure dated November 4, 2025, and entered in Case No. 2024CA000539 of the Circuit Court of the SIXTH Judicial Circuit	PASCO COUNTY in and for Pasco County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MELISSA HILL, UNKNOWN SPOUSE OF MELISSA HILL, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ORCHID LAKE VILLAGE CIVIC ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2 are Defendants, Nikki Alvarez-Sowles Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realforeclose.com beginning at 11:00 a.m. on December 15, 2025 the following described property set forth in said Final Judgment, to wit: Lot 9, Orchid Lake Village East Phase Two, as per plat thereof, recorded in Plat Book 23, Pages 83 through 85, of the Public Records of Pasco County, Florida. Property Address: 7607 Bramblewood Dr, Port Richey, FL 34668 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED November 5, 2025 /s/ Nick Geraci Nick Geraci, Esq. Florida Bar No. 95582 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: ngeraci@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 5 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 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated , and entered in Case No. 2025-CA-000984 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1, is the Plaintiff and DESIREE M. FRANK; DANIEL FRANK; PASCO COUNTY BOARD OF COUNTY COMMISSIONERS; are Defendants, Nikki Alvarez-Sowles, Esq., Pasco County Clerk of Courts will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 a.m. on January 12, 2026, the following described property set forth in said Final Judgment, to wit: LOT 1369, COLONIAL HILLS, UNIT NO 19, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Commonly known as: 3554 Blackhawk Dr., New Port Richey, FL 34652 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED November 5, 2025 /s/ Nick Geraci Nick Geraci, Esq. 11080-1024332 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO: 24-CP-1021 IN RE: ESTATE OF ALFRED AUSTELL SWANN, IV, Deceased. NOTICE TO CREDITORS The administration of the estate of ALFRED AUSTELL SWANN, IV, deceased, whose date of death was July 21, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: /s/ Lisa A. Swann Attorneys for Personal Representative: /s/ Nina McGucken Alvarez Florida Bar No. 0063814 MCGUCKEN ALVAREZ P.A. 1320 9th Avenue, Suite 210 Tampa, Florida 33605 (813) 248-3782 office@mcguckenalvarez.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO: 24-CP-00808	PASCO COUNTY IN RE: ESTATE OF RHONDA KAY PRESCOTT, Deceased. NOTICE TO CREDITORS The administration of the estate of RHONDA KAY PRESCOTT, deceased, whose date of death was October 26, 2023, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons 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 21, 2025. Personal Representative: /s/ James Howard Prescott Attorney for Personal Representative: /s/ Nina McGucken Alvarez Florida Bar No. 0063814 MCGUCKEN ALVAREZ P.A. 1320 9th Avenue, Suite 210 Tampa, Florida 33605 (813) 248-3782 office@mcguckenalvarez.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO AND PINELLAS COUNTIES, FLORIDA Case No.: 25-4239-DR Judge: DANIEL DWIGHT DISKEY DANIELLE HANDERHAN, Petitioner, and CHRISTOPHER 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 HANDERHAN, whose address is 7509 Como Drive, New Port Richey, FL 34655 (or via email upon counsel of Petitioner at the email designated for electronic service: gpotlaw@gmail.com), on or before 12/15/2025, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654 (West Pasco Judicial Center), before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED November 12, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Melanie Gray 11/14-12/5/25LG 4T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No: 2025CA002928CAAXES Carrington Mortgage Services, LLC, Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or Other Claimants by, through, under or against, Janna Parramore, Deceased; 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, Deceased 4417 Hawksley Pl Wesley Chapel, FL 33545 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: LOT 39, BLOCK 1, HAMILTON PARK, ACCORDING TO THE MAP OR PLAT (Continued on next page)

PASCO COUNTY	PASCO COUNTY	PASCO COUNTY	PASCO COUNTY	PASCO COUNTY				
THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 140 TO 144 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Nick Geraci, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before December 15th, 2025. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. WITNESS my hand and seal of the said Court on the 12th day of November, 2025. /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Lender Legal PLLC 1800 Pembrook Dr #250, Orlando, FL 32810 11/14-11/21/25LG 2T ----- IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 24-CC-006594 OAKSTEAD TOWNHOMES COMMUNITY ASSOCIATION, INC., Plaintiff, vs. BERNI ROSER CASTILLO AND DERBY NICOLLE RIVERA, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Foreclosure entered in this cause on November 10, 2025, by the County Court of Pasco County, Florida, the property described as: LOT 3, Block 6, Oakstead Townhomes, according to the plat thereof recorded at Plat Book 81, Pages 11 through 17, inclusive, of the Public Records of Pasco County, Florida. and more commonly known as 2962 Deer Pine Trail, Land O' Lakes, FL 34638 (hereinafter "Property"). will be sold to the highest bidder for cash at public sale by the Pasco County Clerk of Court, electronically online at www.pasco.realforeclose.com at 11:00 A.M. on January 13, 2026. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654, (727) 847-2411, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 11th day of November 2025. /s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 <i>Attorneys for Plaintiff</i> 11/14-11/21/25LG 2T ----- IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA002053CAAXWS NATIONSTAR MORTGAGE LLC Plaintiff, vs. JO CHILDERS, LOIS CONGER, KURT CRUSEY, MICHAEL CRUSEY, NEIL CRUSEY, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBORAH E. REHM A/K/A DEBORAH REHM, RICH KERBER, RON KERBER, TERESA KNAPP A/K/A TERESA CRUSEY, 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 Interest 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, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Deborah E. Rehm A/K/A Deborah Rehm 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 Deborah Rehm 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: 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. 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, 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 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 needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court 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 KATHERINE 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 representative. 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 representative 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 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 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 property. 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 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 to 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 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 TO CREDITORS The administration of the estate of KATHERINE 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 NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 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 ----- 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. DALFINO, 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, 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 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 Plaintiffs, HIGHLAND OAKS TOWN HOME ASSOCIATION, INC, First Amended Complaint to Quiet Title to Real 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 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 IN: - OFFICIAL RECORDS BOOK 6394, PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PASCO 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 PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6394, PAGES 113 THROUGH 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6409, PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - 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 PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6468, PAGES 589 THROUGH 590, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6457, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6547, PAGES 1771 THROUGH 1772, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6620, PAGES 888 THROUGH 889, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PASCO 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 PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6743, PAGES 1398 THROUGH 1399, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6743, PAGES 1489 THROUGH 1490, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6820, PAGES 1385 THROUGH 1386, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6814, PAGES 1479 THROUGH 1480, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6806, PAGES 1954 THROUGH 1955, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6787, PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6814, PAGES 1508 THROUGH 1509, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6901, PAGES 522 THROUGH 523, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6901, PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6922, PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 6922, PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7024, PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - 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 PASCO 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 PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7291, PAGES 817 THROUGH 818, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7291, PAGES 850 THROUGH 851, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7291, PAGES 878 THROUGH 879, OF	THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7291, PAGES 1039 THROUGH 1040, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7375, PAGES 26 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7375, PAGES 394 THROUGH 395, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7375, PAGES 409 THROUGH 410, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7518, PAGES 1075 THROUGH 1076, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7533, PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7533, PAGES 343 THROUGH 344, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; - OFFICIAL RECORDS BOOK 7533, PAGES 297 THROUGH 298, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND SUBJECT TO THOSE CERTAIN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT(S) DESCRIBED IN OFFICIAL RECORDS BOOK 7687, PAGES 1227 THROUGH 1228, 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 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. 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 JOAN EILEEN TRENAMAN 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 Joan Eileen Trenaman, deceased, 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 addresses of those to whom it has been assigned by such order are: <table><tr><th>Name</th><th>Address</th></tr><tr><td>Kristine Mullins</td><td>22840 Collridge Drive Land O'Lakes, FL 34639</td></tr></table> ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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 21, 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, vs. BARBARA J. LANKARD, Defendant. PLAINTIFF'S NOTICE OF ACTION TO: BARBARA J. LANKARD: (Continued on next page)	Name	Address	Kristine Mullins	22840 Collridge Drive Land O'Lakes, FL 34639
Name	Address							
Kristine Mullins	22840 Collridge Drive Land O'Lakes, FL 34639							

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PASCO COUNTY 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 County. 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., Plaintiff, vs. RAYMOND L. JAMES AND ALMA Y. JAMES, ET. AL., Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Amended Order on Motion to Disburse Funds In Registry of The Court to Watergrass Property Owners Association, Inc. and Reschedule The Foreclosure Sale entered in this cause on November 6, 2025, by the County Court of Pasco County, Florida, the property described as: LOT 10, Block 59, WATERGRASS PARCEL H-1, according to the plat thereof, as recorded in Plat Book 80, Page(s) 1, of the Public Records of Pasco County, Florida. and more commonly known as 7177 Talamore Dr., Wesley Chapel, FL 33545 (hereinafter "Property"). will be sold to the highest bidder for cash at public sale by the Pasco County Clerk of Court, electronically online at www.pasco.re-alforeclose.com at 11:00 A.M. on December 15, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654, (727) 847-2411, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 6th day of November 2025. /s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 <i>Attorneys for Plaintiff</i> 11/14-11/21/25LG 2T IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025-DR2624WS HILLARY M COLON RAMOS, Petitioner and MARTIN GARCIA DUPREY, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD TO: MARTIN GARCIA DUPREY Last known address: 7125 Congress St New Port Richey, FL 34653 YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HILLARY M COLON RAMOS, whose address is 7745 Chapel Ave, Port Richey, FL 34668, on or before 12/2/2025, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 10/27/25 Nikki Alvarez-Sowles Clerk of the Circuit Court By: /s/ Julian Garcia	PASCO COUNTY Deputy Clerk 10/31-11/21/25LG 4T PINELLAS COUNTY IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA FAMILY DIVISION Case No.: 25-7082-FD OLIVIA SEVIGNY, Petitioner, and NOAH SEVIGNY, Respondent. 2ND NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: NOAH SEVIGNY Last known address: 10265 Gandy Blvd Apt 906, St. Petersburg, FL 33702 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 OLIVIA SEVIGNY, whose address is 10265 Gandy Blvd Apt 906, St. Petersburg, FL 33702, on or before 01/03/2026, and file the original with the clerk of this Court at 545 1st Avenue North, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. The action is asking the court to decide how the following real or personal property should be divided: None Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12) Dated November 19, 2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk 11/21-12/12/25LG 4T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION Case No: 22-012953-GD IN RE: GUARDIANSHIP OF LINDA COSENZA, Ward. NOTICE OF DISCHARGE The undersigned, as Guardian of the Property for LINDA COSENZA, gives notice that the Final Accounting and Petition for Discharge have been filed with the Court. The Guardian will apply for discharge on January 1, 2026, or as soon thereafter as may be heard, and will seek any other relief to which the Guardian may be entitled, after which jurisdiction of the Ward will be transferred to New Jersey. Any objections to the discharge must be filed with the Court and served on the Guardian's attorney within thirty (30) days after the date of first publication of this notice. The name of the Guardian and name and address of the guardian's attorney are set forth below. The date of first publication of this notice is November 21, 2025. Personal Representative: DEBORAH BACCELLIERI <i>Guardian</i> Attorney for Guardian: MELISSA F. WILLIAMS Florida Bar Number: 0100084 111 Second Ave. NE, Ste. 909 St. Petersburg, Florida 33701 Telephone: (727) 280-6837 Facsimile: (855) 771-8091 e-Service: Melissa@FinleyWilliamsLaw.com <i>Attorney for Personal Representative</i> 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA FAMILY DIVISION Case No.: 25-007154-FD Section: 14 In re the Marriage of: KRYSTA GRIER, Petitioner, and SERGIO AUGUSTO PEREZ, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: SERGIO AUGUSTO PEREZ Last address: Unknown YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Krysta Grier, through undersigned counsel, Pinellas Family Lawyer, PLLC, whose address is 1700 McMullen Booth Road, Suite C1, Clearwater, FL 33759, on or before December 19, 2025, and to file the original with the Clerk of the Cir-	PINELLAS COUNTY cuit Court for Pinellas County, Florida, 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. The action seeks only the dissolution of the marriage between the parties. No property division, financial relief, or child-related relief is requested. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated November 19, 2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12) 11/21-12/12/25LG 4T IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO: 25-008483-CO PINEBROOK TOWNE HOUSE ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ALLAN STONE and UNKNOWN TENANT, Defendants. AMENDED NOTICE OF ACTION STATE OF FLORIDA TO: ALLAN STONE, 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: Lot 49, less the North 1.46 feet thereof together with the North 0.92 feet of Lot 48, Building 7, Unit 7, of PINE BROOK ESTATES PHASE TWO, UNIT 4, according to the map or plat thereof as recorded, in Plat Book 92, Pages 3 and 4 of the Public Records of Pinellas County, Florida. has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on: SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services. DATED on this 19th day of November, 2025. Ken Burke Clerk of the Circuit Court & Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA File No. 25-006224-ES Section 3 IN RE: ESTATE OF CAROLZENA SNOW, Deceased. NOTICE OF ACTION FOR SUMMARY ADMINISTRATION TO: ALL BENEFICIARIES WHO WOULD BE ENTITLED IF THERE WAS NO WILL, NATHANIEL WRIGHT, JR, AND BRIAN JOSEPH WILLIAM. Addresses Unknown YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Carolzena Snow 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 December 19th, 2025, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue N., Room 402 St. Petersburg, FL 33701, 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 November 19th, 2025. Ken Burke Clerk of the Circuit Court & Comptroller By: s/ Aema T. As Deputy Clerk 11/21-12/12/25LG 4T IN THE CIRCUIT COURT OF THE	PINELLAS COUNTY SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-6552-FD VALENTINA DEREIX RUIZ Petitioner, and JHOAN GUILLERMO DUQUE OVIEDO Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: JHOAN GUILLERMO DUQUE OVIEDO Last known address: 13151 S Belcher Rd, Largo, FL 33773 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 VALENTINA DEREIX RUIZ, whose address is 13151 S Belcher Rd, Largo, FL 33773, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: None Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated November 18, 2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk 11/21-12/12/25LG 4T NOTICE OF PUBLIC SALE The following personal property of Richard Harmon at 10517 First St. N.E., #221 St. Petersburg, Florida 33716 will, on December 9, 2025 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716. YEAR/MODEL 1966/CORD VIN# 3358 Title# 0002572232 Additional personal property <u>unknown</u> Prepared by: MARK C. PAYNE, Esq. Agent for Gateway MHP P.O. Box 1061, Tampa, Florida 33601-1061 Telephone: 813-223-6882 11/21-11/28/25LG 2T NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: RANK SCORE Owner: Gulf Coast Brands LLC 3980 Tampa Road, Suite 205 Oldsmar, FL 34677 11/21/25LG 1T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File Number 25-008309-ES IN RE: ESTATE OF ANTONIA SORRENTINO also known as ANTOINETTE SORRENTINO, Deceased NOTICE TO CREDITORS The administration of the estate of ANTONIA SORRENTINO also known as ANTOINETTE SORRENTINO, deceased, whose date of death was August 1, 2025, is pending in the circuit court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk. All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM	PINELLAS COUNTY FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Patrick Sorrentino 12253 Grizzly Lane New Port Richey, FL 34654 Attorney for Personal Representative: /s/ Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 (727) 843-0566 Fla. Bar No. 377937 email: mattellrod@verizon.net 11/21-11/28/25LG 2T NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY To: MICHAEL A. MITCHELL Case No.: CD202510659/D 3203022 An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 11/21-12/12/25LG 4T IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 21-11825-GD Section 004 IN RE: GUARDIANSHIP OF MICHAEL PASSAFIUME, an incapacitated person. NOTICE OF PETITION FOR DISCHARGE YOU ARE HEREBY NOTIFIED THAT A Final Report, Accounting and a Petition for Discharge has been filed in Pinellas County Probate Court, 315 Court Street, Clearwater, FL 33756, case number 21-11825-GD by Christopher Passafiume, Jason Passafiume, and Brian Passafiume, as guardians of the person and property of Michael Passafiume (the Ward). The Ward's domicile has changed and Christopher Passafiume, Jason Passafiume, and Brian Passafiume were appointed guardians in Floyd County, IN where the jurisdiction will be transferred. The attorney for the foreign jurisdiction is Bruce A. Brightwell, 713 E. Market Street, Louisville, KY 40202. The guardians filed for discharge on November 14, 2025. Any objections shall be in writing and shall state with particularity each item to which the objection is directed and the grounds on which the objection is based, objections shall be filed within the later of 30 days from the first date of publication; and within 90days after filing, a notice of hearing shall be served or the objection is abandoned. First date of Publication: 11/21/25 Limited Co-Guardians: Christopher Passafiume 717 W. Melrose St. #1 Chicago, Florida 60657 Jason Passafiume 2204 Miami Trail West Lafayette, Indiana 47906 Brian Passafiume 2705 Dean Avenue Raleigh, North Carolina 27616 Attorney for Limited Co-Guardians: Kalei McElroy Blair Florida Bar Number: 44613 Wetherington Hamilton, P.A. 812 W. Dr. Martin Luther King Jr. Blvd. Suite 101 Tampa, Florida 33603 Telephone: (813) 225-1918 E-mail: kmbpleadings@whhlaw.com 11/21-12/12/25LG 4T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009609-ES IN RE: ESTATE OF WILLIAM ROY DAUM a/k/a WILLIAM DAUM, Deceased. NOTICE TO CREDITORS The administration of the Estate of William Roy Daum a/k/a William Daum, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
PINELLAS COUNTY 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 21, 2025. Personal Representative: Candace Walter 231 Alben Street Alton, Illinois 62002 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 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION REF: 25-010185-ES IN RE: ESTATE OF CHRISTOPHER JAMES O'GRADY, Deceased. NOTICE TO CREDITORS The administration of the estate of CHRISTOPHER JAMES O'GRADY, deceased, whose date of death was August 12, 2025 and whose social security number is xxx-xx-9676 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: /s/ JAMES W. O'GRADY, JR. 12454 Grainwood Way San Diego, CA 92131 Attorney for Personal Representative: /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 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION Case No.: 25-005514-CI B. GRIFFITH ROOFING, INC., a Florida corporation, Plaintiff, v. DOLORES P. GIVENS, an individual, Defendant. NOTICE OF ACTION TO: DOLORES P. GIVENS 4642 Neptune Dr., SE St. Petersburg, FL 33705 YOU ARE NOTIFIED that an action for breach of contract, enforce a construction lien and unjust enrichment on the following property in Pinellas County, Florida: Legal Description: LEWIS ISLAND SEC 5 BLK 58, LOT 7 Location: 4642 Neptune Dr. SE, St. Petersburg, FL 33705 has been filed against you and you are required to serve a copy of your written defenses, if any, on Jacqueline J. Brown, Esq., Marlowe McNabb Machnik, P.A., the plaintiff's attorney, whose address is 14928 Casey Rd., Tampa, FL 33624, within thirty (30) days after the first date of publication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. 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 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 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 on 11/14/2025 Ken Burke Clerk of the Circuit Court and Comptroller	PINELLAS COUNTY 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By: /s/ Thomas Smith As Deputy Clerk 11/21-11/28/25LG 2T IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA Case No.: 25-007265-CO PELICAN ISLE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. DEBBIE L. RADSICK, Defendant. NOTICE OF ACTION TO: DEBBIE L. RADSICK 1109 Pinellas Bayway S., #306 Tierra Verde, FL 33715 All parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for Homeowner Association Assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Lot 20, PELICAN ISLE TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 114, at Page 63, of the Public Records of Pinellas County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison J. Brandt, Esquire of Brandt Law, P.A., Plaintiff's attorney, whose address is P.O. Box 136, Lithia Florida 33547 within 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 this 12th day of November, 2025. Ken Burke Clerk of the Circuit Court & Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By: /s/ Stevie Ayars Deputy Clerk 11/21-11/28/25LG 2T IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA Case No.: 25-007278-CO NEIGHBORHOOD H HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. JOHN A. ZWACK, Defendant. NOTICE OF ACTION TO: JOHN A. ZWACK 5040 White Pine Cir. NE St. Petersburg, FL 33703 All parties having or claiming to have any right, title or interest in the property herein described. YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for Homeowner Association Assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Lot 14, Block 1, Placido Bayou Unit 7, according to the map or plat thereof, as recorded in Plat Book 106, at Pages 9-12, inclusive, of the Public Records of Pinellas County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison J. Brandt, Esquire of Brandt Law, P.A., Plaintiff's attorney, whose address is P.O. Box 136, Lithia, Florida 33547 within 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 this 12th day of November, 2025. Ken Burke Clerk of the Circuit Court & Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By: /s/ Stevie Ayars Deputy Clerk 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA File No. 25-008670-ES Division 4 IN RE: ESTATE OF DOMINIC DESTEFANO, SR. Deceased. NOTICE TO CREDITORS The administration of the estate of Dominic Destefano, Sr., deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	PINELLAS 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, 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 21, 2025. Personal Representative: /s/ Gina Destefano Gina Destefano 1917 Bay Ridge Parkway Brooklyn, New York 11204 Attorney for Personal Representative: /s/ Leighton J. Hyde Leighton J. Hyde, Esq. Email Addresses: lhyde@hydelawoffice.com, leightonjhyde@gmail.com Florida Bar No. 106018 The Law Office of Leighton J. Hyde, P.A. 14016 Spector Road Lithia, Florida 33547 Telephone: (813) 870-9555 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010041-ES Division 003 IN RE: ESTATE OF SZE CHEUNG HO, Deceased. NOTICE TO CREDITORS The administration of the estate of Sze Cheung Ho, deceased, whose date of death was August 25, 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 co-personal representatives and the co-personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Co-Personal Representatives: Adrian Ho 1580 Camelford Road Mississauga, ON, Canada L5J 3E1 Vincent Ho 23 Baycrest Drive Barrie, ON, Canada L4M 7C7 Attorney for Co-Personal Representatives: Nicholas J. Grimaudo Florida Bar No. 0071893 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Boulevard, Suite 300 Clearwater, Florida 33759 Telephone: (727) 461-1818 E-mail address: nicholasg@jpfirm.com Secondary e-mail address: kimh@jpfirm.com 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-008727-ES IN RE: ESTATE OF ROSE DIMASI Deceased. NOTICE TO CREDITORS The administration of the estate of Rose DiMasi, deceased, whose date of death was March 26, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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	PINELLAS COUNTY 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 21, 2025. Personal Representatives: /s/ Robert DiMasi, Jr. 2733 Via Cipriani, Unit 814B Clearwater, FL 33764 /s/ Brian DiMasi 5655 Liberton Court Dublin, OH 43017 /s/ Carolyn Jackson 18455 Buena Vista Square Leesburg, VA 20176 Attorney for Personal Representatives: /s/ Katie Everlove-Stone Attorney Florida Bar Number: 30271 5328 Central Avenue St. Petersburg, FL 33707 Telephone: (727) 471-0675 Fax: (866) 326-7610 E-Mail: katie@everlovelegal.com 11/21-11/28/25LG 2T NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: BLANCHISSEUSE SOAPERY & CHANDLERY Owner: Melissa Wong 2056 Loma Linda Way S Clearwater, FL 33763 11/21/25LG 1T NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: SENIOR MOBILITY USA Owner: Randall Goldman 7901 4th St N., Ste 300 St Petersburg, FL 33702 11/21/25LG 1T PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT Florida Department of Environmental Protection Southwest District Draft Air Permit No. 1030640-002-AC Jabil Inc. Pinellas County, Florida Applicant: The applicant for this project is Jabil Inc. The applicant's authorized representative and mailing address is: Felipe De Jesus Ascencio Regalado, Operations Director, Jabil Inc., 7340 Bryan Dairy Road, Seminole, FL 33777. Facility Location: Jabil Inc. operates the existing printed circuit board manufacturing operation, which is located in Pinellas County at 7340 Bryan Dairy Road in Seminole, Florida. Project: This project authorizes increasing the number of soldering machines at the facility up to a maximum of ten total soldering machines, which may consist of a combination of wave solder machines and ERSa soldering machines. Additionally, this project revises potential emission calculations for volatile air pollutants and hazardous air pollutants as a result of information from new safety data sheets and changes in current demand. The change in these calculations does not change the facility's current regulatory classification as a natural minor source. Potential VOC emissions are 24.5 tons in any consecutive 12-month period and potential total HAP emissions are 9.45 tons in any consecutive 12-month period. Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700. Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp. Notice of Intent to Issue Air Permit:	PINELLAS COUNTY The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions. Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. Mediation: Mediation is not available in this proceeding. 11/21/25LG 1T 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, Plaintiff, vs. DEBBIE L. RADSICK; UNKNOWN SPOUSE OF DEBBIE L. RADSICK; (Continued on next page)

PINELLAS COUNTY		POLK COUNTY		POLK COUNTY		POLK COUNTY		POLK COUNTY																																																																																																																									
Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com 11/14-11/21/25LG 2T		11/21-11/28/25LG 2T IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No. 2025CC-004430 ARLINGTON SQUARE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JUAN GABRIEL VILLARREAL, an unmarried individual and RALPH STEVENS ROBLES, an unmarried individual, as Joint Tenants with Right of Survivorship 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-004430, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein ARLINGTON SQUARE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and JUAN GABRIEL VILLARREAL, an unmarried individual and RALPH STEVENS ROBLES, an unmarried individual, as Joint Tenants with Right of Survivorship and UNKNOWN TENANT n/k/a GABRIELLA PENA, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on December 11, 2025 , in an online sale at www.polk.realforeclose.com , beginning at 10:00 AM , the following property as set forth in said Final Judgment, to wit: Lot 59, of ARLINGTON SQUARE, according to the plat thereof recorded in Plat Book 183, Page 22, of Public Records of Polk County, Florida. Property Address: 343 Bow Lane, Haines City, FL 33844-5424 Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service. Dated November 13, 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 11/21-11/28/25LG 2T		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 11080-1024747 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2023-NQM1, Plaintiff, vs. JAROD EDWARDS a/k/a JAROD ALLAN EDWARDS; et al., Defendants. /NOTICE OF ACTION TO: JAROD EDWARDS A/K/A JAROD ALLAN EDWARDS 501 MAPLE LEAF CT., HAINES CITY, FL 33844 JAROD EDWARDS A/K/A JAROD ALLAN EDWARDS 2249 TRUMPETER SWAN AVE BARTOW, FL 33830 UNKNOWN SPOUSE OF JAROD EDWARDS A/K/A JAROD ALLAN EDWARDS 501 MAPLE LEAF CT., HAINES CITY, FL 33844 UNKNOWN SPOUSE OF JAROD EDWARDS A/K/A JAROD ALLAN EDWARDS 2249 TRUMPETER SWAN AVE BARTOW, FL 33830 UNKNOWN TENANT #1 501 MAPLE LEAF CT., HAINES CITY, FL 33844 UNKNOWN TENANT #2 501 MAPLE LEAF CT., HAINES CITY, FL 33844 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown. YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: APARTMENT NO. 1A AND 1C, BUILDING CD-33, OF GRENELEFE CAMELOT CONDOMINIUM - UNIT NO. 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1913, PAGE 727, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL OF ITS APPURTENANCES, ACCORDING TO THE DECLARATION AND BEING FURTHER DESCRIBED IN CONDOMINIUM PLAT BOOK 4, PAGES 24 THROUGH 28, TOGETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, SAID DECLARATION BEING AMENDED IN OFFICIAL RECORD BOOK 1923, PAGE 1674 AND IN OFFICIAL RECORD BOOK 1929, PAGE 1045 AND SAID PLAT BEING REVISED IN CONDOMINIUM PLAT BOOK 4, PAGES 33 THROUGH 38 AND CONDOMINIUM PLAT BOOK 4, PAGES 42 THROUGH 47. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the 7th day of November, 2025. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT By: /s/ Sebastian Irlanda Deputy Clerk (COURT SEAL) 11080-1024701 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA000904000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DIANE H. MOORE, 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. 2022CA000904000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CATHY HAWKINS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE H. MOORE, STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR IRIE MOORE, A MINOR, STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE, A MINOR, STEPHEN MICHAEL MOORE, CYNTHIA COLKMIRE, UNKNOWN SPOUSE OF DIANE H. MOORE, STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR MISCHA MOORE, A MINOR, CHRISTOPHER RYAN MOORE, AS NATURAL GUARDIAN FOR ZION HARLEY, A MINOR, CHRISTOPHER RYAN MOORE, AS NATURAL GUARDIAN FOR ISABELLA MILLER, A MINOR, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DIANE H. MOORE, CHRISTOPHER RYAN MOORE and FOUNDATION FINANCE COMPANY LLC 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 23rd day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, WOODHAVEN, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 137 FEET OF THE NORTH 2086 FEET OF THE EAST 330 FEET OF THE EAST ½ OF THE SOUTHEAST ¼/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2018 MANUFACTURED HOME, I.D. NO(S). FLTHCLT2875L3584A/B. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 12th day of November, 2025. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC		call 711. 11080-1025014 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA-003445-A000-BA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MICHAEL LEE STEPHENSON AND MORGAN LEE STEPHENSON, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Unknown Spouse of Thelma B. Lamb Last Known Address: 1218 Longwood Oaks Blvd, Lakeland, FL 33811 Current Residence: UNKNOWN TO: Unknown Spouse of Steven W. Lamb Last Known Address: 105 Forrest Ct, Springfield, TN 37172 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 36, COUNTRY KNOLL, according to the plat thereof, recorded in Plat Book 84, Page 42, of the Public Records of Polk County, Florida. Together with the 1990 MERI Mobile Home Vin Nos.: SW356G29519A and SW356G29519B, Title Nos.: 48902826 and 48908430. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/15/2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 6th day of November, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: A.Nieves As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024492 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA003384A000BA LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. ANDRAL SUE RAPHAEL A/K/A ANDRAL RAPHAEL, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Andral Sue Raphael Last Known Address: 507 Big Sioux Ct, Poinciana, FL 34759 Current Residence: UNKNOWN TO: Andral Sue Raphael Last Known Address: 904 Federal ST, Orlando, 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 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 NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/14/25, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 4th day of November, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: /s/Sebastian Irlanda As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024444 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		Florida Statute 83.806. The names of whose units will be sold are as follows: 24789 US Hwy 27 N, Lake Wales, FL 33859 <table><tr><td>10919</td><td>Lakiesha Williams</td><td>\$713.75</td></tr><tr><td>D0416</td><td>Carmen Guzek</td><td>\$562.05</td></tr><tr><td>B0224</td><td>Corretta Grimes</td><td>\$345.15</td></tr><tr><td>B0226</td><td>Marquish Seabon</td><td>\$425.00</td></tr><tr><td>G0717</td><td>Marquish Seabon</td><td>\$791.90</td></tr></table> 1621 N Florida Ave, Lakeland, FL 33805 <table><tr><td>3103</td><td>Marva Jenkins</td><td>\$364.10</td></tr></table> 2525 US Hwy 98 N, Lakeland, FL 33810 <table><tr><td>2204</td><td>Ashley Reed</td><td>\$583.00</td></tr><tr><td>0222</td><td>Chelsey Griffin</td><td>\$422.60</td></tr><tr><td>2193</td><td>Alexis Perez</td><td>\$307.10</td></tr><tr><td>1166</td><td>Tron Wright</td><td>\$445.30</td></tr><tr><td>2232</td><td>Ve'asia Stephens</td><td>\$293.05</td></tr><tr><td>2172</td><td>Angel Jackson</td><td>\$520.29</td></tr><tr><td>2383</td><td>Christopher Liden</td><td>\$318.80</td></tr><tr><td>2098</td><td>Theodore Idleburg</td><td>\$398.00</td></tr><tr><td>3121</td><td>Jessica Wheeler</td><td>\$607.29</td></tr><tr><td>0232</td><td>Linda Bailey</td><td>\$591.50</td></tr><tr><td>2164</td><td>Paula Higginbotham</td><td>\$850.10</td></tr><tr><td>3182</td><td>Dwayne Hughes</td><td>\$1244.20</td></tr><tr><td>0176</td><td>Cassandra Blauberg</td><td>\$422.60</td></tr><tr><td>3019</td><td>Shamaro Cox</td><td>\$398.00</td></tr></table> 1111 E. Brandon Blvd, Brandon, FL 33511 <table><tr><td>1063</td><td>Shalisa Rankin</td><td>\$252.87</td></tr><tr><td>4100-01</td><td>Yolanda Jenkins-Hester</td><td>\$855.84</td></tr><tr><td>4247</td><td>Najah Morrow Feaste</td><td>\$450.44</td></tr><tr><td>2252-54</td><td>Timothy Thurmond</td><td>\$855.84</td></tr><tr><td>1121</td><td>Brian McKinnon</td><td>\$533.96</td></tr><tr><td>4420</td><td>Prisca Deschamps</td><td>\$185.20</td></tr><tr><td>3233</td><td>Linda Lugo</td><td>\$400.50</td></tr><tr><td>3293-95</td><td>Shariyah Williams</td><td>\$849.57</td></tr><tr><td>3445</td><td>Cecelia Haywood</td><td>\$139.02</td></tr><tr><td>2149</td><td>Yadora Peters</td><td>\$372.52</td></tr></table> 5806 N. 56th St, Tampa, FL 33610 <table><tr><td>148</td><td>Richard Bender</td><td>\$610.97</td></tr><tr><td>212</td><td>Isabella Gagnon</td><td>\$330.46</td></tr><tr><td>150</td><td>Vanessa Harris</td><td>\$324.10</td></tr><tr><td>4201</td><td>Herry Lewis</td><td>\$681.20</td></tr><tr><td>4431</td><td>Ang Faison</td><td>\$759.22</td></tr><tr><td>4112</td><td>Marcos Soto</td><td>\$459.92</td></tr><tr><td>4427</td><td>Jerrico Satryan</td><td>\$757.50</td></tr><tr><td>4009</td><td>Tierra Sider</td><td>\$641.96</td></tr><tr><td>4211</td><td>Gloria Durant</td><td>\$739.89</td></tr><tr><td>159</td><td>Evana Lewis</td><td>\$343.92</td></tr></table> 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, Plaintiff, vs. 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 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 , beginning at 10:00 AM , the following property as set forth in said Final Judgment, to wit: Lot 50, BLACKWATER OAKS, 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 surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service. Dated 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		10919	Lakiesha Williams	\$713.75	D0416	Carmen Guzek	\$562.05	B0224	Corretta Grimes	\$345.15	B0226	Marquish Seabon	\$425.00	G0717	Marquish Seabon	\$791.90	3103	Marva Jenkins	\$364.10	2204	Ashley Reed	\$583.00	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 Blauberg	\$422.60	3019	Shamaro Cox	\$398.00	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	148	Richard Bender	\$610.97	212	Isabella Gagnon	\$330.46	150	Vanessa Harris	\$324.10	4201	Herry Lewis	\$681.20	4431	Ang Faison	\$759.22	4112	Marcos Soto	\$459.92	4427	Jerrico Satryan	\$757.50	4009	Tierra Sider	\$641.96	4211	Gloria Durant	\$739.89	159	Evana Lewis	\$343.92
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POLK COUNTY 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 21, 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. 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 POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003678 IN RE: ESTATE OF 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. 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 NOTICE 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 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 21, 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 33605, 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 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 CLAIMANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, AND UNKNOWN PARTY #3, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION, Defendants. NOTICE OF ACTION TO: Defendants, ANY AND ALL UNKNOWN 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 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 is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right,	POLK COUNTY title, or interest in the subject property described in Plaintiffs, 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, 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. ("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 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 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, Deceased. 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 NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: s/ Lawrence Mehninger Lawrence A. Mehninger 13-147 Spring Creek Dr. Lanark, IL 61046 Attorneys for Personal Representative: s/ Marley Dodd Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Ave. Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 11/14-11/21/25LG 2T IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 25DR9117 SOUAD LARHOUSLI MARRAKCHI, Petitioner, and YASER ARAFAT ABDELAZIZ ALNABABTEH, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: YASER ARAFAT ABDELAZIZ ALNABABTEH 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 LARHOUSLI MARRAKCHI, whose address is 721 Garberia Dr, Davenport, FL 33837 on or before 12/11/25, and file the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, FL 33830 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	POLK COUNTY should be divided: None Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 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 FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP0024350000XX IN RE: ESTATE OF GLENN EDWIN MORTIMER Deceased. NOTICE OF ACTION (Formal Notice by Publication) TO: RICHARD GLENN MORTIMER WHEREABOUTS UNKNOWN YOU ARE NOTIFIED that a PETITION FOR APPROVAL OF CONFIDENTIAL SETTLEMENT AND ALLOCATION AS TO SETTLEMENT WITH LIFE CARE CENTER OF WINTER HAVEN has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Anthony F. Diecidue, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before December 4, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Signed on October 21, 2025. Stacy M. Butterfield, CPA As Clerk of the Court By: s/ Loretta Hill As Deputy Clerk 11/7-11/28/25LG 4T NOTICE OF SUSPENSION POLK COUNTY To: DARRIUS D. SMITH Case No: CD202506198/D 3438347 A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 11/7-11/28/25LG 4T	SARASOTA COUNTY Dated November 18, 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 11/21-11/28/25LG 2T IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No. 2025 CC 005904 RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. SHARON R. KROUPA and UNKNOWN TENANT, Defendants. AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 (to reflect clerk's name only) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025 CC 005904, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff and SHARON R. KROUPA, is Defendant. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on December 12, 2025 in an on-line sale at www.sarasota.realforeclose.com beginning at 9:00 AM, the following property as set forth in said Final Judgment, to wit: Unit 24-D-2, RAMBLEWOOD ACRES, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1044, Page 1842, as thereafter amended, and as per Plat thereof recorded in Condominium Book 8, Page 4 as thereafter amended, of the Public Records of Sarasota County, Florida, together with an undivided interest in the common elements. Property Address: 3304 Ramblewood Place, Sarasota, FL 34237 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. In accordance with the Americans with Disabilities Act, persons 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 (941) 861-7400. 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 November 18, 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 11/21-11/28/25LG 2T IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION CASE #: 2025-CP-005415-NC IN RE: ESTATE OF LILLIE PETE, Deceased. NOTICE TO CREDITORS The administration of the estate of LILLIE PETE, deceased, whose date of death was February 24, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-005415-NC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: CHRISTOPHER SCRUGGS 2067 29th Street Sarasota, FL 34234 Attorney for Personal Representative: Gregory A. Kaiser, Esquire FBN 47376 ~ greg@wtpelf.com Attorney for Christopher Scruggs, PR Wills, Trusts, Probate and Elder Law Firm 6751 Professional Parkway, Suite 104 Sarasota, FL 34240 Telephone (941) 914-9145 Fax (941) 914-9514 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA	SARASOTA COUNTY CIVIL DIVISION CASE NO.: 2025 CA 004893 NC FREEDOM MORTGAGE CORPORATION Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NICHOLAS CONN A/K/A NICHOLAS ARTHUR CONN, 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 Nicholas Conn AIK/ A Nicholas Arthur Conn Last Known Address: 8782 La Boca Ave, North Port, FL 34287 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 15 and the West 15 feet of LOT 16, Block 1925, 1st Replat of 41st Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 17, Pages 36, 36A through 36B, of the Public Records of Sarasota County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 22, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, whose address is 3210 E. 7th Avenue, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711. WITNESS my hand and the seal of this Court this 13th day of November, 2025. Karen E. Rushing, Clerk of Court By: s/ Glen Kopinsky As Deputy Clerk Miller, George & Suggs, PLLC 11/21-11/28/25LG 2T IN THE CIRCUIT COURTOF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-004767 IN RE: ESTATE OF JOANNE MUELLER, Deceased. NOTICE TO CREDITORS The administration of the estate of Joanne Mueller, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made 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 21, 2025. Personal Representative: Kurt Mueller 9006 E. Orchid Vine Drive Tucson, AZ 85747 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 11/21-11/28/25LG 2T IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR (Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
SARASOTA COUNTY SEMINOLE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA001986 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. BRUCE F. JACHENS, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Bruce F. Jachens Last Known Address: 2551 Jennifer Hope Blvd, Longwood, FL 32779 Current Residence: UNKNOWN TO: Bruce F. Jachens Last Known Address: 2224 Peninsular CT Longwood FL 32779 Current Residence: UNKNOWN TO: Unknown Spouse of Bruce F. Jachens Last Known Address: 2551 Jennifer Hope Blvd, Longwood, FL 32779 Current Residence: UNKNOWN TO: Unknown Spouse of Bruce F. Jachens Last Known Address: 2224 Peninsular CT Longwood FL 32779 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 64, JENNIFER ESTATES, according to the map or plat thereof as recorded in Plat Book 21, Pages 44 through 46, Public Records of Seminole 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 within 30 days , within or before a date at least thirty (30) days after the first publication of this Notice in the The La Gaceta, 3210 E 7th Ave, Tampa, FL 32771 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	SARASOTA COUNTY participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Diana Stewart, at the Seminole County Courthouse, 301 North Park Avenue, Suite N301, Sanford, Florida 32771, telephone no. 407-665-4227 within two (2) working 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 this 7th day of November 2025. GRANT MALOY As Clerk of Court By: Amanda Hoffman As Deputy Clerk Publish: La Gaceta, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024963 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 000863 NC LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. ROBERT P. NOWLAN, ET AL., DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Emergency Motion to Cancel and Reschedule the Foreclosure Sale Scheduled for November 10, 2025 dated the 7th day of November, 2025, and entered in Case No. 2025 CA 000863 NC , of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and CHRISTINA M. SOUTHWICK and ROBERT P. NOWLAN are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 AM on the 7th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:	SARASOTA COUNTY BEGIN AT THE SOUTHWEST CORNER OF BLOCK B, RIVER PALM SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF ELLIOTT STREET, 100 FEET FOR A POINT OF BEGINNING; THENCE NORTH PARALLEL TO BAINE ROAD, 150 FEET, THENCE EAST AND PARALLEL TO ELLIOTT STREET, 100 FEET; THENCE SOUTH AND PARALLEL TO BAINE ROAD, 150 FEET TO THE NORTH LINE OF ELLIOTT STREET; THENCE WEST ALONG SAID NORTH LINE OF ELLIOTT STREET 100 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 78 AND 78A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please	SARASOTA COUNTY 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 IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 005093 NC IN RE: ESTATE OF GERRY LYNN LONG a/k/a GERRY L. LONG Deceased. NOTICE TO CREDITORS The administration of the estate of GERRY LYNN LONG, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for SARA-SOTA County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons 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	SARASOTA COUNTY against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 21, 2025. Personal Representative: PAMELA ELLEN DOWDY 5120 Market Street Cocoa, FL 32927 Attorney for Personal Representative: /s/ Bishop L. Toups Florida Bar Number: 120525 249 Nokomis Avenue S. Venice, FL 34285 Telephone: (941) 882-0731 E-Mail: btoups@taxestateplanning.com 11/21-11/28/25LG 2T NOTICE OF SUSPENSION SARASOTA COUNTY To: RODNEY A. MORISSAINT Case No.: CD202507139/D 3438128 A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 10/31-11/21/25LG 4T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003014
Division Probate

IN RE: ESTATE OF
ROWLAND J. LEE
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Rowland J. Lee, deceased, whose date of death was May 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is November 14, 2025.
Personal Representative:
Kara Evans
4631 Van Dyke Road
Lutz, Florida 33558

Attorney for Personal Representative:
Kara Evans, Attorney
Florida Bar Number: 381136
4631 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 758-2173
Fax: (813) 926-6517
E-Mail: kara@karaevansattorney.com
Secondary E-Mail: evanskeene@aol.com
11/14-11/21/25LG 2T

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

BDG SR64 Brownfield Redevelopment Area PUBLIC HEARING / MEETING NOTICE

Pursuant to the Florida Brownfield Redevelopment Act, Section 376.80, Florida Statutes, a public hearing (community meeting) will be held at 5:30 p.m. until no later than 6:30 p.m., on Monday, December 1, 2025, in the City of Largo - City Hall Community Room located at 201 Highland Avenue, Largo, Florida 33770. The purpose of the community meeting is to take public comments and suggestions on the proposed rehabilitation and redevelopment of property (5.87 acres) located at 8th Avenue SE, Largo, Florida 33771 (Pinellas County Parcel Number: 03-30-15-47970-100-0200).

In addition, the community meeting will provide an opportunity for public input to discuss the size of the area, objectives for rehabilitation, job opportunities, and economic development anticipated, neighborhood residents' considerations, and other relevant legal concerns.

BDG SR64 LLC is proposing designation of the property as a “Brownfield Area” in accordance with the Florida Brownfield Redevelopment Act. Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination. For further information on the December 1, 2025 community meeting or for information on the designation process, please contact the applicant's representative, George F. Gramling, III, who can be reached by telephone at (813) 259-1060, U.S. Mail at Gramling Environmental Law, P.A., 118 South Newport Avenue, Tampa, Florida 33606, or by email at george@gramlinglaw.com. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact Mr. Gramling at (813) 259-1060 at least twenty-four (24) hours prior to the date of the meeting.

11/21/25LG 1T

PUBLIC NOTICE
NOTICE IS HEREBY GIVEN

THE PROJECT BASED WAITLIST FOR EFFICIENCY (ZERO
BEDROOM) APARTMENTS LOCATED AT JL YOUNG 8220
NORTH FLORIDA AVENUE TAMPA, FL 33604 (ELDERLY ONLY)
IS NOW OPEN

Overview:

The Department of Housing and Urban Development’s regulations require Public Housing Agencies to provide public notice by publication in a local newspaper of general circulation and in minority media and other suitable means in accordance with the administrative plan and HUD’s fair housing requirements.

Project based rental assistance is a subsidized program whereas the family’s rental portion is based on 30% of adjusted income. The subsidy remains at the property and is not portable or transferrable. Families on the waitlist will be selected when there is an available unit and will be contacted to determine property and agency level eligibility.

The efficiency apartment located at JL Young will be for single persons, 62 years of age and older. The income limits for this waitlist have been capped at the very low income of \$36,500. Applicants will be rejected if they do not meet the minimum requirements of eligibility.

Applications will be taken online at <https://bob.ai/pha/FL003/apply> Please go to this site and select the open application (Project Based/RAD program application). Individuals requiring a reasonable accommodation to make application in a different manner than the online application, must submit the request in writing for review attention to the Tampa Housing Authority’s Assisted Housing Department located at 5301 West Cypress Street Tampa, FL 33607.

Once the waitlist receives enough applicants, it will be closed with notice.

Dated this 14th Day of November 2025



CULTIVATING AFFORDABLE HOUSING WHILE EMPOWERING
PEOPLE AND TRANSFORMING COMMUNITIES
5301 W. Cypress St. • Tampa, FL 33607 • TampaHA.org

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

NOTICE
Declaration of Phase I Water Shortage

The District’s Governing Board has approved Water Shortage Order No. SWF 25-015. A Phase I water shortage is in effect Dec. 1, 2025 through July 1, 2026 Districtwide.

WHAT DOES THIS MEAN?

Water resource conditions are below normal and may get worse before they start to improve. In addition to alerting the public, conditions warrant requiring water utilities to take certain actions.

SUMMARY OF RESTRICTIONS & OTHER REQUIREMENTS:

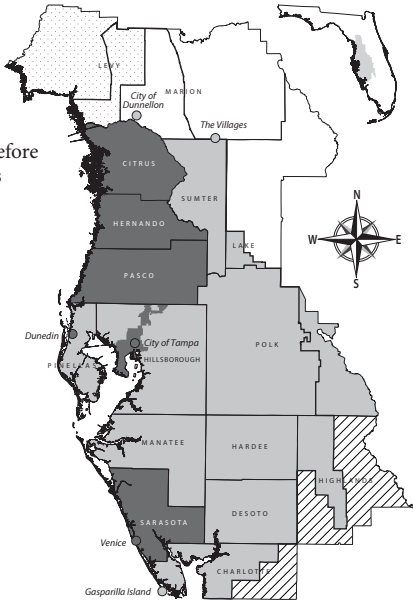
Effective Dec. 1, 2025

- Everyone must continue following current lawn and landscape irrigation restrictions for their community
- “Wasteful and Unnecessary” water use is prohibited, including: allowing water to be dispersed without any practical purpose, using water in a grossly inefficient manner, and using water for a purpose that can be readily accomplished by other means
- Water utilities, in consultation with applicable local enforcement agencies, must:
 - Review, update and implement enforcing year-round and water shortage restrictions
 - Report information to the District regarding violations involving a Water Use Permit holder
 - Respond to residential and other enforcement referrals made by the District
 - Transmit enforcement data to the District on a monthly basis
 - Inform customers about the declaration, local supplies and water conservation opportunities
 - Address inquiries from the District and citizens about line flushing and disinfection activity

ANY QUESTIONS?

- Visit the District’s website at [WaterMatters.org/Restrictions](https://www.watermatters.org/restrictions) for more information.
- Send an inquiry to Water.Restrictions@WaterMatters.org at any time.
- Call (813) 856-5679 during business hours.

This advertisement is only a summary of Order No. SWF 25-015.



- District’s boundary line
- District’s Year-Round Water Conservation Measures (twice-per-week)
- Local Once-Per-Week Watering Restrictions

- Continue following restrictions from St. Johns River WMD
- Continue following restrictions from Suwannee River WMD
- Continue following restrictions from South Florida WMD

Southwest Florida
Water Management District

The Southwest Florida Water Management District (District) does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the District’s functions, including access to and participation in the District’s programs, services and activities. Anyone requiring reasonable accommodation, or who would like information as to the existence and location of accessible services, activities, and facilities, as provided for in the Americans with Disabilities Act, should contact the Human Resources Office Chief, at 2379 Broad St., Brooksville, FL 34604-6899; telephone (352) 796-7211 or 1-800-423-1476 (FL only); or email ADA.Coordinator@WaterMatters.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice). If requested, appropriate auxiliary aids and services will be provided at any public meeting, forum, or event of the District. In the event of a complaint, please follow the grievance procedure located at [WaterMatters.org/ADA](https://www.watermatters.org/ada).

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on the 12th day of November 2025, the Board of County Commissioners of Hillsborough County, Florida, adopted a Resolution closing, vacating and abandoning the following described property:

Resolution No. R25-097, Vacating Petition V24-0012, vacate portion of unimproved platted public right-of-way lying within the plat of Orangeland, as recorded in Plat Book 10, Page 14, of the Public Records of Hillsborough County, Florida, located in Section 20, Township 29S, Range 20E, abutting folio 068128-0400.

11/21/25LG 1T

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on the 12th day of November, 2025, the Board of County Commissioners of Hillsborough County, Florida, adopted a resolution closing, vacating and abandoning the following described property once certain conditions are met:

Resolution No. R25-100, Vacating Petition V25-0018 to vacate a portion of improved deeded right-of way-known as Old Big Bend Road located in Section 7, Township 31S, Range 20E; abutting folios 077553-5550 and 077552-0100; as recorded in OR Book 3738, Page 1486; OR Book 3754, Page 1350; and R/W Transfer Book 3, Page 19, all of the Public Records of Hillsborough County, Florida, upon the satisfaction of certain conditions as outlined in R25-100.

Upon satisfaction of the required conditions, a Notice of Completion as described in the resolution will be recorded in the Public Records of Hillsborough County, Florida. For a copy of R25-100, contact 813-272-5810.

11/21/25LG 1T

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that on Nov 12th, 2025, the Board of County Commissioners of Hillsborough County, Florida, adopted a resolution closing, vacating and abandoning the following described property:

Resolution No. R25-098, Vacating Petition V24-0015, to vacate a portion of unimproved platted right-of-way in the plat of Oakland Hills in East Lake Orient Park, as recorded in Plat Book 24, Page 07, of the Public Records of Hillsborough County, Florida, located in Section 11, Township 29S, Range 19E, within folios 042388-0000, and 042387-0000.

11/21/25LG 1T

AVISO DE AUDIENCIA PÚBLICA

Estudio de Desarrollo y Medio Ambiente del Proyecto (PD&E) para
El Central Polk Parkway Este desde US 17/92 hasta Poinciana Connector
(SR 538) Condado Polk, FL



Número de identificación financiero del proyecto: 451419-1
Número de toma de decisiones eficientes sobre el transporte (EDTM): 14524



El Departamento de Transporte de Florida (FDOT), Florida’s Turnpike Enterprise (Enterprise) llevará a cabo una Audiencia Pública mencionado anteriormente. Las opciones de participación son las siguientes:

Virtual Hearing:

Martes, 2 de diciembre de 2025, a las 6 p.m.

Participe a través de una computadora, tableta o teléfono inteligente, o por teléfono en modo de solo audio.

In-Person Hearing:

Jueves, 4 de diciembre de 2025, a las 5:30

p.m. Participe en el Centro Comunitario Tom Fellows, 207 North Blvd. W., Davenport, FL 33837

La Audiencia Pública virtual comenzará con una presentación formal a las 6:00 p.m. seguida de un período de comentarios públicos. La audiencia pública en persona comenzará con una jornada de puertas abiertas informal a las 5:30 p.m. y una presentación formal comenzará puntualmente a las 6:00 p.m., seguida de un período de comentarios públicos. Visite el sitio web del proyecto, www.CentralPolkParkwayEast.com, para registrarse en la Audiencia Pública virtual. Tenga en cuenta que el registro funciona mejor en los navegadores web Google Chrome, Safari, Microsoft Edge o Firefox. Una vez registrado, recibirá un correo electrónico de confirmación que incluye instrucciones sobre cómo unirse a la audiencia virtual. Para unirse a la reunión virtual por teléfono en modo de solo audio, llame 1-415-655-0052 e ingrese el código de acceso 862-825-964. No es necesario registrarse para asistir en persona. La información presentada en todas las opciones será la misma.

Las mejoras propuestas incluyen una nueva autopista de peaje con acceso limitado desde US 17/92 al sur de la extension de Power Line Road hasta el futuro Connector Poinciana (SR 538). La audiencia brindará a las personas interesadas la oportunidad de expresar su opinión sobre la ubicación, el diseño conceptual y los posibles efectos sociales, económicos y ambientales de las mejoras propuestas.

Los materiales de la audiencia, incluyendo las presentaciones del proyecto y los borradores del mismo, están disponibles para consulta pública en el sitio web del proyecto, www.CentralPolkParkway.com. Los documentos preliminares del proyecto estarán disponibles para consulta del 11 de noviembre al 12 de diciembre de 2025 en la Biblioteca de la Ciudad de Haines, 111 N. 6th Street, Haines City, FL 33844 (de lunes a viernes, de 10:00 a.m. a 6:00 p.m.; sábados, de 10:00 a.m. a 3:00 p.m.; domingos, cerrado), y en el Ayuntamiento de Davenport, Oficina de Facturación de Servicios Públicos, 1 S. Allapaha Avenue, Davenport, FL 33837 (de lunes a viernes, de 8:00 a.m. a 5:00 p.m.; sábados, cerrado). Los documentos preliminares del proyecto también estarán disponibles en el lugar de la audiencia en persona. Las personas que deseen presentar comentarios/preguntas escritas o verbales pueden hacerlo en la audiencia o pueden comunicarse con la Gerente del Proyecto, Jazlyn Georges, P.E., al 407.264.3298 o Jazlyn.Georges@dot.state.fl.us. Todos los comentarios recibidos o con sello postal **del 15 de diciembre de 2025** o antes se incluirán en el registro de la Audiencia Pública. Para obtener ayuda para registrarse para la reunión o para obtener información adicional, comuníquese con el Gerente del Proyecto.

Se solicita la participación pública sin distinción de raza, color, origen nacional, edad, sexo, religión, discapacidad o situación familiar. Las personas que requieran adaptaciones especiales según la Ley de Estadounidenses con Discapacidades o las personas que requieran servicios de traducción (sin cargo) deben comunicarse con Jazlyn Georges, P.E. al (407) 264-3298 o por correo electrónico a Jazlyn.Georges@dot.state.fl.us al menos siete días (7) antes de la reunión pública. Si tiene problemas de audición o de hablar, comuníquese con la agencia utilizando el Servicio de retransmisión de Florida, 1 (800) 955-8771 (TDD) o 1 (800) 955-8770 (voz).

City of Tampa – RFQ 25-D-00400C;
Additional Work Order Agreements
for Professional Services As Needed;
Deadline 2 PM, January 8, 2026.
Download RFQ at <https://www.tampa.gov/contract-administration/programs/architectural-engineering-construction-and-related-rfqs>.

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ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT GIVE NOTICE OF DISTRICT DECISION

The St. Johns River Water Management District (SJRWMD), South Florida Water Management District (SFWMD), and Southwest Florida Water Management District (SWFWMD) (collectively, the Districts) give notice of their decision approving the 2025 Central Florida Water Initiative Regional Water Supply Plan (CFWI RWSP), which was jointly developed by the Districts in coordination with stakeholders. The documents are further described below:

- 1. **2025 CFWI RWSP** is available at <https://aws.sjrwmd.com/CFWI/pdfs/CFWI-2025-RWSP-Draft-Final-Plan-Doc-10-3-25.pdf>
- 2. **Appendices to 2025 CFWI RWSP** is available at <https://aws.sjrwmd.com/CFWI/pdfs/CFWI-2025-RWSP-Draft-Final-Appendices-10-3-25.pdf>

The 2025 CFWI RWSP was developed and approved to implement Section 373.709, Florida Statutes (F.S.). In the 2025 CFWI RWSP, the Districts have determined that existing sources of water are not adequate in all of Orange, Osceola, Polk, and Seminole Counties, and southern Lake County (CFWI Planning Area) to supply water for all existing and future reasonable-beneficial uses and to sustain the water resources and related natural systems through 2045. The CFWI Planning Area shall be considered a Water Resource Caution Area (WRCA) for the purposes of Section 403.064, F.S. The 2020 CFWI RWSP identifies alternative water supply (AWS) projects from which water suppliers may choose for meeting water supply needs within the designated WRCA. Although AWS projects added to the 2025 CFWI RWSP are potentially eligible for certain District funding, there is no assurance of funding.

The file(s) containing the 2025 CFWI RWSP are available for inspection Monday through Friday, except for legal holidays, from 8:00 a.m. to 5:00 p.m., at the following locations: St. Johns River Water Management District Headquarters, 4049 Reid St., Palatka, Florida, 32177-2529; South Florida Water Management District Headquarters, 3301 Gun Club Road, West Palm Beach, Florida 33406; Molly Brown, District Clerk, (561) 682-6805; and Southwest Florida Water Management District Headquarters, 2379 Broad Street, Brooksville, FL 34604. If you wish to receive a copy, please submit your request to the District Clerk, St. Johns River Water Management District; Office of the District Clerk of the South Florida Water Management District, Attention: Molly Brown, District Clerk; or General Services Bureau, Southwest Florida Water Management District, Attention: Peggy Meinhardt, Records Manager at the addresses listed above. You may also review these documents by using your web browser to go to <https://cfwiwater.com>.

A person whose substantial interests may be affected by the Districts' decision on this regional water supply plan or the designation of the CFWI Planning Area as a water resource caution area has the right to request an administrative hearing in accordance with Section 120.569 and 120.57, F.S., and Chapter 28-106, Florida Administrative Code (F.A.C.). Persons seeking a hearing on the Districts' decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein, within twenty-one (21) days of the publication of this notice. A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), F.S., and Chapter 28-106, F.A.C. Mediation pursuant to Section 120.573, F.S., is not available. Because the administrative hearing process is designed to formulate final agency action, the timely filing of a request for hearing may result in the District's final action being different from its original action. Any person who receives written notice of the Districts' 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.

A petition for hearing must be filed in accordance with the following:

- For those whose substantial interests are affected within the SJRWMD, a request for hearing must be filed with (received by) the District either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida. Petitions received by the District Clerk after 5:00 p.m., or on a Saturday, Sunday, or legal holiday, shall be deemed filed as of 8:00 a.m. on the next regular District business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, F.A.C.), which is available at <https://aws.sjrwmd.com/SJRWMD/Statement-of-Agency-Organization-and-Operation.pdf>. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
- For those whose substantial interests are affected within SFWMD, a petition for administrative hearing must be filed with the Office of the District Clerk. A petition for an administrative hearing 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. Filings with the Office of the District Clerk may be made by any one of the following methods:
 1. Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by email 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.
 2. U.S. mail: Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
 3. 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 office contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
 4. Filings by facsimile will not be accepted
- For those whose substantial interests are affected within the Southwest Florida Water Management District, a request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa Service Office, 7601 US Highway 301 North, Tampa, Florida 33637, by hand delivery, U.S. Mail or other delivery service, or by facsimile at (813) 367-9776. Receipt is deemed to be the fifth day after the date on which this notice is deposited in the United States mail. The District does not accept legal filings by electronic mail. Any document received by the Agency Clerk after 5 p.m. shall be filed as of 8 a.m. on the next regular business day. If transmission of a facsimile-transmitted document is begun prior to 5 p.m. but is not complete until after 5 p.m., the document shall be considered as received after 5 p.m.

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