#### **CITRUS COUNTY**

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

CASE NO. 2025 CA 000581 A

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff,

TIMOTHY M. DIDAS; et al.

# NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: THE BEVERLY HILLS HOMEOWN: ERS ASSOCIATION, INC WHOSE LAST KNOWN ADDRESS IS 96 S. LINCOLN AVE, BEVERLY HILLS, FL 32665.

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

ALL THAT CERTAIN LAND SITUATE IN CITRUS COUNTY, FLORIDA, TO

LOT 16, BLOCK 123, BEVERLY HILLS UNIT NUMBER SIX SECTION ONE, ACCORDING TO THE PLAT THERE-OF, RECORDED IN PLAT BOOK 11, PAGE(S) 89 THROUGH 91, INCLU-SIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

more commonly known as 331 S HARRI-SON ST, BEVERLY HILLS, FL 34465.

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 30 days after date of first publication and file days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Citrus County, 110 N Apopka Avenue, Inverness, Florida 34450, County Phone: 352-341-6424 via Florida Relay Service".

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

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

25-F001476

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

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

File No. 2025 CP 001026 A **Division Probate** 

IN RE: ESTATE OF DONALD EDWARD WALLACE Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Donald Edward Wallace, deceased, whose date of death was October 11, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, FL 34450. The names and addresses of the proposal proposal proposals. dresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative /s/ Scott Randal Wallace 14201 W. Sunrise Blvd., Suite 203 Sunrise, Florida 33323 Attorney for Personal Representative:

/s/ Scott Wallace Attorney Florida Bar Number: 0190969 Wallace & Packer, PL 14201 W. Sunrise Blvd., Suite 203 Sunrise, Florida 33323 Telephone: (954) 236-0492 Fax: (954) 236-5437 E-Mail: swallace@floridaelderlaw.com

Secondary F-Mail:

pvisbal@floridaelderlaw.com 11/21-11/28/25LG 2T

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

CIVIL DIVISION
CASE NO.: 2025 CA 000153 A
FREEDOMMORTGAGE CORPORATION

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND

## CITRUS COUNTY

ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY DEL BARKER A/K/A JEFFREY JEFFREY DEL BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER; UNKNOWN SPOUSE OF JEFFREY DEL BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER; JESSICA ANDRESS; JESSICA ANDRESS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY DEL BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER; JENNIFER BROWN; IOSEPH BARKER; GRACE BARKER JOSEPH BARKER; GRACE BARKER; ARBOR LAKES PROPERTY OWNERS ASSOCIATION, INC.; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY DEFENDANTS

NOTICE OF FORECLOSURE SALE Please publish in La Gaceta Publishing,

NÓTICE IS HEREBY GIVEN pursuant NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of November, 2025, and entered in Case No. 2025 CA 000153 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, Circuit in and for Citrus County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and GRACE BARKER, UNKNOWN SPOUSE OF JEFFREY DEL BARKER A/K/A JEFFREY BARKER, JESSICA ANDRESS, JESSICA ANDRESS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JEFFREY DEL BARKER A/K/A JEFFREY BARKER, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEFFREY DE BARKER A/K/A JEFFREY D. BARKER A/K/A JEFFREY BARKER, JENNIFER BROWN, JOSEPH BARKER AND ARBOR LAKES BROBERTY OWNEES ASSOCIATION PROPERTY OWNERS ASSOCIATION, INC. are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www. citrus.realforeclose.com at 10:00 A.M. on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 32, Block G, ARBOR LAKES, UNIT

Lot 32, Block G, ARBOR LAKES, UNIT II, according to the Plat thereof, recorded in Plat Book 16, Page(s) 99, of the Public Records of Citrus County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who If you are a person with a disability who needs 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 for the provision.

working days of your receipt of your notice to appear in Court at: (352) 341-6700. Dated this 7th day of November, 2025. By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813

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

PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1024430

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

PLAINTIFF,

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

DEFENDANTS NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of November, 2025, and entered in Case No. 2025 CA 000272 A, of the Circuit Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein Nationstar Mortgage, LLC is the Plaintiff and BRADLEY TAYLOR ARNOLD: UNKNOWN SPOUSE OF JOHN ARNOLD A/K/A JOHN BRYAN ARNOLD; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN ARNOLD A/K/A JOHN BRYAN ARNOLD: JACQUELINE ARNOLD PEACOCK; and NOTICE IS HEREBY GIVEN pursuant to JACQUELINE ARNOLD PEACOCK; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Traci Perry as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.citrus. realforeclose.com at 10:00 A.M. on the 8th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

Parcel 1 (Fee Simple Estate): Begin at the Southeast correct of Let 964. Town of

the Southeast corner of Lot 864, Town of Dunnellon, according to the Plat thereof recorded in Plat Book 1, Page 23, Public Records of Citrus County, Florida; thence run West 50 feet; thence North 100 feet; thence East 50 feet; thence South 100 feet

to the Point of Beginning.

Parcel 2 (Non-Exclusive Easement Estate): TOGETHER WITH a Non-Exclusive Easement for ingress and egress for the benefit of Parcel 1, over the following described real property; The East 50 feet of Block 9, LOVELACE LODGES, according to the Plat thereof, as recorded in Plat Book 2, Page 14, Public

Records of Citrus County, Florida.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER 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.

## CITRUS COUNTY

AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS If you are a person with a disability who needs an accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator for the Courts within 2 working days of your receipt of your notice to appear in Court at: (352) 341-6700. Dated this 10th day of November, 2025. By: /S/ Liana R. Hall, Esq. Liana R. Hall, Esq. Bar No. 73813 Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR

SERVICE PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM 11080-1024517

# **HERNANDO COUNTY**

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

Case No.: 25-DR-1630 Division: Family Law

IN RE THE MARRIAGE OF: LAWRENCE C. NELSON, JR., Petitioner, and

AWILDA NELSON,

# NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: AWILDA NELSON, 12475 Oneida Street, Spring Hill, FL 34609

YOU ARE NOTIFIED that an action TOU 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 LAWRENCE C. NELSON, ID. Patitioner whose address is 2004. Petitioner, whose address is 8201 Warbler Road, Weeki Wachee, FL 34613, on or before 12/26/25, and file the original with the clerk of this Court at HERNANDO County Courthouse, 20 N. Main Street, Brooksville, FL 34601, 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:

8201 Warbler Road Weeki Wachee, FL 34613

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 Cirrout must keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 11/14/25 Doug Chorvat Jr. Clerk of the Circuit Court By: /s/ Angela M. Davis Deputy Clerk

11/21-12/12/25LG 4T

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

CASE NO.: 23001182CAAXMX FREEDOM MORTGAGE CORPORA-

PLAINTIFF

UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A DAKOTA LEE SIZEMORENKA DAKOTA NANCY RE KNOWN HEIRS, BENEFICIARIES, DEVI-KNOWN HEIRS, BENEFICIARIES, DEVI-SEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FLORENCE CONKLIN A/K/A FLORENCE FAITH STROSSER CONK-LIN A/K/A FLORENCE FAITH CONKLIN CANICODE CONKLIN III DEPUBLISHED SANFORD CONKLIN, III, BRENDA LEE VOTYPKA AND ROY R. CONKLIN DEFENDANTS.

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 4th day of November, 2025, and entered in Case No. 23001182CAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, where-in Freedom Mortgage Corporation is the Plaintiff and BRENDA LEE VOTYPKA, ROY R. CONKLIN, SANFORD CONKLIN, III, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF FLORENCE CONKLIN A/K/A FLORENCE FAITH STROSSER CONKLIN A/K/A FLORENCE STROSSER CONKLIN A/K/A FLORENCE FAITH CONKLIN, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A DAKOTA LEE SIZEMORE AND NANCY SIZEMORE A/K/A NANCY REGINA SIZEMORE are defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the

## **HERNANDO COUNTY**

9th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 18, UNIT NO. 3, WEE-KI WACHEE ACRES AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 51, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. TOGETHER WITH A 1996 MERIT DOU-BLEWIDE MOBILE HOME IDENTIFIED BY VINS FLHMBFP101738926A & FL-HMBFP101738926B.

HIMBEPTUT 38926B.
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 RE-PORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 6th day of November, 2025. Doug Chorvat, Jr. Clerk of The Circuit Court By: Elizabeth Markids Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM 11080-1024386

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HER-NANDO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24000814CAAXMX FREEDOM MORTGAGE CORPORA-

APRIL COOK A/K/A APRIL R COOK A/K/A APRIL DAGGETT A/K/A APRIL R. DAGGETT A/K/A APRIL R R COOK A/K/A

**PLAINTIFF** 

**DEFENDANTS** 

DAGGETT AWA APRIL R R COUK AWA APRIL R WILLIAMS AWA APRIL RE-NEE WILLIAMS AWA APRIL WILLIAMS AWA DAGGETT AP WILLIAMS, AARON COOK, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN TENANT IN POSSES SION OF THE SUBJECT PROPERTY.

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

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 4th day of November, 2025, and entered in Case No. 24000814CAAXMX, of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida, where-in Freedom Mortgage Corporation is the Plaintiff and APRIL COOK A/K/A APRIL R COOK A/K/A APRIL DAGGETT A/K/A APRIL R. DAGGETT A/K/A APRIL R R COOK A/K/A APRIL R WILLIAMS A/K/A COOK A/K/A APRIL R WILLIAMS A/K/A APRIL RENEE WILLIAMS A/K/A APRIL WILLIAMS A/K/A APRIL WILLIAMS A/K/A DAGGETT AP WILLIAMS, AARON COOK, AND UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Doug Chorvat, Jr. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash outside of the Civil Department, Room 245 of the Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at 11:00 A.M. on the Brooksville, FL 34601 at 11:00 A.M. on the 9th day of December, 2025, the following described property as set forth in said Fi nal Judgment, to wit:

Lot 13, Block 1681, Spring Hill, Unit 25,

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

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

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

Dated this 6th day of November, 2025. Doug Chorvat, Jr. Clerk of The Circuit Court By: Elizabeth Markids Deputy Clerk Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1024388

N THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File: 2025-CP-000813 Division 44-E

IN RE: ESTATE OF MAREE KRUG RANKIN Deceased.

## **HERNANDO COUNTY**

**NOTICE TO CREDITORS** 

The administration of the estate of MAR-EE KRUG RANKIN, deceased, whose date of death was November 8, 2023, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main St., Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

Personal representative has no duty to discover whether any property held at the time of the decedent's death by decedent or 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.

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

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

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

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

Personal Representative: /s/ Robert K. Krug ROBERT K. KRUG 12146 Everglades Kite Rd. Brooksville, FL 34614 Attorney for Personal Representative: /s/ Debbie London Baker DEBBIE LONDON BAKER Florida Bar Number: 119061 6409 Eureka Springs Rd., Ste. 516 Tampa, FL 33610 Telephone: 813-586-1332 E-Mail: debbaker@londonbakerlaw.com

11/21-11/28/25 2T

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

IN RE: ESTATE OF PAUL JAMES SILVESTRI Deceased

NOTICE TO CREDITORS

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

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

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

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

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

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

November 21, 2025 Personal Representative: Jean M. Silvestri 2C Riley Road

Lunenburg, Massachusetts 01462 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 OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA

CIVIL DIVISION CASE NO. 24000953CAAXMX U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP2 Plaintiff.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JOSEPH GARY, DECEASED WHO ARE NOT KNOWN TO BE DEAD

OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANT-EES OR OTHER CLAIMANTS; et al. Defendants

## NOTICE OF ACTION FORECLOSURE

PROCEEDINGS - PROPERTY
TO: ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER OR
AGAINST JOSEPH GARY, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN

YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following

described property, to-wit:

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

more commonly known as 819 TWIGG ST., BROOKSVILLE, FL 34601.

This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, Rubin Lublin, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before December 17, 2025, 30 days after date of first publication and file the original with the Clerk of the Circuit Court either be-fore service on Plaintiff's attorney or imme-diately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 5th day of November, 2025. Doug Chorvat, Jr., Clerk of Circuit Court Hernando County, Florida By: s/ Elizabeth Markidis Deputy Clerk

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

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

PROBATE DIVISION File No.: 25-CP-001059 IN RE: ESTATE OF GEORGE M. CICHON,

24-F0000/JC

#### **NOTICE TO CREDITORS**

The administration of the estate of GEORGE M. CICHON, deceased, whose date of death was June 29, 2019 and whose social security number is XXX-XX-6172, is pending in the Circuit Court for HERNANDO County, Florida, Probate Division, the ad-dress of which is 7405 Forest Oaks Blvd, Spring Hill, FL 34606. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

FOLIO: 112175.0000

FOLIO: 163713.0000

FOLIO: 156257.0000

FOLIO: 180655.0000

TAMPA LOTS 15 AND 16 BLOCK 3

SHIRLEY FOXX-KNOWLES, CMC

# **LEGAL ADVERTISEMENT**

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

The date of first publication of this notice is November 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

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

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

CIVIL ACTION CASE NO.: 2018-CA-000391
WELLS FARGO BANK, N.A., SUCCESSOR
BY MERGER WITH WELLS FARGO BANK
SOUTHWEST, N.A., FKA WACHOVIA
MORTGAGE, FSB, FKA WORLD SAVINGS BANK, FSB. Plaintiff,

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

# NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated October 17, 2025, and entered in Case No. 2018-CA-000391 of the Circuit Court of the Fifth Judicial Circuit in and for Herof 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 described property as set forth in said Final Judgment of Foreclosure:

ludgment of Foreclosure:

LOT 21, PRISTINE PLACE PHASE
TWO, ACCORDING TO THE MAP OR
PLAT THEREOF AS RECORDED IN
PLAT BOOK 30, PAGE 32, OF THE
PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA.

AKIA 14098 ANDREW SCOTT RD,

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.

SPRING HILL, FL 34609

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

Dated this 7th day of November, 2025. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel:(813) 221-4743 Fax:(813) 221-9171 eService: servealaw@albertellilaw.com

By: /s/ Justin Ritchie

Florida Bar # 106621

IN/18-010672

**CITY OF TAMPA** 

MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS

**PUBLICATION NOTICE** 

As the result of being unable to effectuate certified mail notice to violators of the City

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 11/19/2025 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforce-

ment Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

CASE NO: COD-25-0002482

NAME OF VIOLATOR: 4805 WESTSHORE PLACE
LOCATION OF VIOLATION: 4805 W LAUREL ST, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: ELEANOR VILLAS LOT 18 AND EAST 35 FT OF LOT 31 AND
ALL OF LOTS 32 33 AND 34

FOLIO: 112175.0000

LOCATION OF VIOLATION: 3421 E NORTH BAY ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: MONTANA CITY LOT 2 BLOCK 10 TOGETHER WITH FOLLOW-

CASE NO: COD-25-0003173

LEGAL DESCRIPTION: MAC FARLANE'S AND HERMANN'S ADDITION TO WEST

FOLIO: 180655.0000

CASE NO: COD-25-0003179

NAME OF VIOLATOR: CANDIDO LIRA MELO
LOCATION OF VIOLATION: 8506 N 9TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 14 AND N 25 FT OF LOT
15 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 7

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.

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

G BEG AT NW COR OF BLOCK 17 RUN S 50 FT E 100 FT N 50 FT W 100 FT TO POB

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

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

NAME OF VIOLATOR: MALDONADO TERESA LOCATION OF VIOLATION: 1602 N GOMEZ AVE, TAMPA, FL CODE SECTIONS: 5-105.1

#### **HERNANDO COUNTY**

11/1 4-11/21/25LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 25001143CPAXMX IN RE: ESTATE OF MARY ANN QUINN Deceased

(formal notice by publication)
TO: JOEY JOHN QUINN AND ANY AND ALL HEIRS OF MARY ANN QUINN, Deceased

NOTICE OF ACTION

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before November 28, 2025, and to file the original of the written defenses with the clerk of this court either before sonities or immediately those ffor ther before service or immediately thereafter Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on October 20, 2025. Doug Chorvat, Jr. As Clerk of the Court Bv: s/ Illegible As Deputy Clerk

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

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

File No. 2025-CP-001127 IN RE: ESTATE OF ERNEST BENTON DUNHAM

#### Deceased. NOTICE TO CREDITORS

The administration of the estate of Ernest Benton Dunham, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Brooksville, FL 34601-2817. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and All other declarists 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 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 write. Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Sheila Dunham 7332 Botanical Dr. Spring Hill, Florida 34607 Attorney for Personal Representative: Aaron W. Saoud, Esquire Florida Bar Number: 096124 AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org 11/14-11/21/25LG 2T

## IN THE CIRCUIT COURT FOR

HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001314 Division Probate IN RE: ESTATE OF

**BRADLEY DONALD STEVENS** 

## NOTICE TO CREDITORS

The administration of the estate of Bradley Donald Stevens, deceased, whose date of death was July 20, 2025, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE

## HERNANDO COUNTY

TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

## HILLSBOROUGH COUNTY

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

CIVIL DIVISION

CASE NO.: 25-CC-024470, DIVISION S CASABLANCA OF CITRUS PARK HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

THOMAS A. ESPOSITO, as Trustee of the 11112-2022 LAND TRUST, Defendant

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclo-sure entered in this cause on November 17, 2025 by the County Court of Hills-boorugh County, Florida, the property boorugh Cou described as:

Lot 24, Block 1, CASA BLANCA, according to plat thereof as recorded in Plat Book 89, Page 28, of the Pub-lic Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 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 <a href="http://">http://</a> www.hillsborough.realforeclose.com.

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

If you are a person with a disability who needs any accommodation in order to 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 F. Twigns Street Room 6/4 Tampe, 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; i you are hearing or voice impaired, call 711.

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

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

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

CIVIL DIVISION

CASE NO.: 25-CC-024064, DIVISION S NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff,

CHENWORTH PROPERTIES LLC. a Maryland limited liability company.

## 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 OFFI-CIAL RECORD BOOK 3638, PAGE OF THE PUBLIC RECORDS
OF HILSBOROUGH COUNTY,
FLORIDA, AND ALL AMENDMENTS THERETO, IF ANY.

AND TOGETHER WITH EXCLUSIVE RIGHT OF USE OF THE FOLLOWING LIMITED COMMON ELE-

GARAGE UNIT NO. 11G-2 OF NORTH BAY VILLAGE CONDO-MINIUM, ACCORDING TO THE MINIUM, 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 HILL SPORDUIGH COLINITY 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.

## **HILLSBOROUGH COUNTY**

will be sold by the Hillsborough County Clerk at public sale on February 20, 2026 at 10:00 A.M., electronically online at <a href="http://">http://</a>

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

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

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

11/21-11/28/25I G 2T

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

Case No.: 25-DR-015000 Division: D

IN RE THE MARRIAGE OF: SALVATORE LOCICERO,

Petitioner and

LIUBOV ANATOLLEVNA PARENKO LOCICERO,

## NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: Liubov Anatollevna Parenko Locicero Last Known Address: 4517 W. Elm Street, Tampa, FL 33614

YOU ARE NOTIFIED that an action 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 Maria Obradovich, Esq., Attorney for Petitioner whose address is 11928 Sheldon Road Suite 111, Tampa, FL 33626 on or before 12/29/2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street Tampa Florida 33602 be-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:

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 owner-ship 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.

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 cer-tain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated November 19, 2025 Victor D. Crist, Clerk of Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jessica Saladin Deputy Clerk

11/21-12/12/25I G 4T

#### IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No : 25-CP-002959

Division: A IN RE: ESTATE OF

#### Deceased. AMENDED NOTICE TO CREDITORS

CHLORENE SANDY TAYLOR

The administration of the estate of Chlorene Sandy Taylor, whose date of death was July 3, 2024 and whose social death was July 3, 2024 and whose social security number is XXX-XX-7184, 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 are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN (Continued on next page)

Page 20/LA GACETA/Friday, November 21, 2025

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

#### **HERNANDO COUNTY HERNANDO COUNTY**

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER

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

The date of first publication of this notice is 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,

#### 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 The control of the court of the

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

## LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

Florida Statutes.

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

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

The date of first publication of this notice is November 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: <u>bergwheeler@verizon.net</u> 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 NOTICE ON THEM.

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

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

NOTICE OF PUBLIC HEARING ON <u>DECEMBER 4, 2025 AT 10:00 A.M.</u> IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

## File No. VAC-25-06

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning a portion of West Dryad Street right-of-way located North of San Gable Court, South of San Miguel Street, East of Old Tampa Bay, and West of Dundee Street, within the Plat of Sunset Camp Subdivision in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions; interpretations and repealing conflicts; providing for severability; providing an effective date.

## File No. E2025-8 CH 9

An ordinance of the city of Tampa, Florida, making Comprehensive revisions to city of Tampa code of ordinances, Chapter 9, code enforcement; repealing all ordinances or Parts of ordinances in conflict therewith; providing for Severability; providing an effective date.

## File No. REZ-25-45

An ordinance rezoning property in the general vicinity of 302 North Oregon Avenue, Suite A and B, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) IG (Industrial General) to RM-24 (Residential, Multi-Family); providing an effective date.

## File No. REZ-25-89

An ordinance rezoning property in the general vicinity of 2012 Linsey Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RM-16 (Residential, Multi-Family) to PD (Planned Development, Residential, Single-Family, Semi-Detached); providing an effective date.

# File No. REZ-25-92

An ordinance rezoning property in the general vicinity of 1541 West La Salle Street, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) IG (Industrial General) to RM-24 (Residential, Multi-Family); providing

# File No. REZ-25-98

An ordinance rezoning property in the general vicinity of 1302 North Oregon Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to RM-18 (Residential, Multi-Family); providing an effective date.

## File No. REZ-25-108

An ordinance rezoning property in the general vicinity of 5705 and 5707 North 22nd Street, 2206, 2208, 2212, 2212b, 2214, 2215, 2400 (Units 100-338), 2401, 2403, 2815 (A1-A4), 2815 (B1-B4), 2815 (C1), 2815 (D1-D10), and 2905 East Henry Avenue, in the city of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD-A (Planned Development, Alternative) to PD-A (Planned Development, Alternative, Business Professional and Medical Office, Congregate living facility, Residential Treatment Facility, Recovery Home A & B, Life Care Treatment Facility, Residential, Multi-Family, Hospital, Daycare, School, and for Parcel 5 only, all Cl uses); providing an effective date.

## File No. REZ-25-24

An ordinance rezoning property in the general vicinity of 3075 North Rocky Point Drive, in the City of Tampa, Florida, and more particularly described in Section 1, from zoning district classification(s) PD (Planned Development) to PD (Planned Development, Residential, Multi Earlie, Wild Parks 1992), providing as a fife-five data. Multi-Family, High-Rise); providing an effective date.

## File No. DRI25-14823

An ordinance of the City of Tampa, Florida, approving an eighth amendment to a development order rendered pursuant to Chapter 380, Florida statutes, filed by NR Chase Property Owner, LLC for Rocky Point Harbor (f/k/a Rocky Point Office and Commercial Park), a previously approved Development of Regional Impact; providing an effective date. SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEED-INGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC

11/21/25LG 1T

## HILLSBOROUGH COUNTY

FOREVER BARRED.

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

personal representative 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 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 (HILLS-BOROUGH 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 STATILITES

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

#### NOTICE TO CREDITORS

The administration of the estate of KER-RY GONZALES JOHNSON, deceased, whose date of death was January 18, 2025 whose date of death was January 16, 2023, 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 person al representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE

## **LEGAL ADVERTISEMENT** 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 NO-TICE ON THEM.

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

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

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

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

NOTICE OF SALES

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

HYATT AUTO REPAIR SERVICES LLC 1209 Old Hopewell Rd # D, Tampa, FL 33619 (HILLSBOROUGH COUNTY) WILL SELL AT RESERVED PUBLIC SALE AT 9:00 AM DEC 14, 2025, THE VEHICLE LISTED BELOW AT THE FOL-LOWING 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 under-signed intend(s) to register with the Flor-ida Department of State, Division of Cor-porations, pursuant to Section 865.09 of Florida Statutes (Chapter 90-267), the trade name of:

**CAPITAL ADVENTURES** Owner: Capital Adventures LLC

> Tampa, FL 33619 11/21/25LG 1T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND

#### **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 **12/17/2025** at **1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

CASE NO: COD-24-0003720 NAME OF VIOLATOR: DAVID L AND MELINDA K PLEHN LOCATION OF VIOLATION: 4708 W LAWN AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 4 BLOCK 6 FOLIO: 130431.0000

CASE NO: COD-25-0003452

NAME OF VIOLATOR: JESUS MENDOZA JR AND PAULA
LOCATION OF VIOLATION: 1009 E 12TH AVE, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: RANDALL'S ADDITION LOT 9 BLOCK 1 FOLIO: 198314.0000

CASE NO: COD-25-0003479

NAME OF VIOLATOR: VAN A FAGAN AND RHONDA H
LOCATION OF VIOLATION: 2915 W HARBOR VIEW AVE, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: HARBOR VIEW LOT 9

CASE NO: COD-25-0003561

NAME OF VIOLATOR: CF INVESTMENTS GROUP LLC
LOCATION OF VIOLATION: 4210 E GROVE ST, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: SULTANA GLADE LOT 35 FOLIO: 153272.0000

FOLIO: 128365.0000

CASE NO: COD-25-0003617 NAME OF VIOLATOR: ROGERIO AND ANA MARIA LOCATION: AUGERIO AND ANA MARIA LOCATION OF VIOLATION: 6309 S RENELLIE CT, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: WESTSHORE ESTATES SOUTH LOT 5 BLOCK 1 FOLIO: 138007.0000

CASE NO: COD-25-0003724

NAME OF VIOLATOR: SHENAR AND MARIA ISABEL
LOCATION OF VIOLATION: 216 S GRADY AVE, TAMPA, FL
CODE SECTIONS: 5-105.1

LEGAL DESCRIPTION: AZEELE PARK SOUTH 67 FT OF LOTS 11, 12 AND 13 BLOCK 2

FOLIO: 116000.0100 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

HILLSBOROUGH COUNTY

FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25 015368

Division: E-P

JUAN CARLOS ZAPATA,

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

MARIA NEISILIA MEJIA BENITES,

(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 the 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(ss) on procord at the clerk's the address(es) on record at the clerk's

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

Dated 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 WITH-IN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON

All other creditors of the decedent and an other deallors 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 THE NOTICE. CATION 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. Haubenstock, 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 17, 2025; File Number 25-CP-203225, 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

(Continued on next page)

are set forth below.

11/21-12/12/25LG 4T

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

TICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their

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

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

is November 21, 2025.

Personal Representative: 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

IN THE CIRCUIT COURT FOR PROBATE DIVISION

IN RE: ESTATE OF DANIEL KLEE. A/K/A DANIEL MARINO KLEE Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of DANper 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 are set forth below.

# **LEGAL ADVERTISEMENT**

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.

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

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

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

Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com 2307 West Cleveland Street Tampa, FL 33609 Familya, 1 L 33009 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above:

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 25-CP-002258 Division B

#### 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 be-

## 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,

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

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

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

The date of first publication of this notice is November 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,

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 El 33606, on or before 12/9/25, a 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.

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

Victor D. Crist, Clerk of the Court

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,

NA'VAUGHN REYES and UNKNOWN TENANT,

#### 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, in-clusive, 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 de-fault will be entered against you for the re-lief 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. coordirator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay 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 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 HILLS-BOROUGH 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, <u>Haylynn</u>

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 Courthouse Annex, 401 N. Jefferson Street, Courtroom #21, Tampa, Florida 33602-3554 Fifteen (15) injuries has been set for 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 respected at the hearing. 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 parneeds 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 uled appearance is less than 7 days; if you are hearing or voice impaired, call 711

Witness my hand and seal, this 9th day (Continued on next page)

FOLIO: 104013.0050

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: 116256.0000

CASE NO: COD-25-0003310

LEGAL DESCRIPTION: FAIRVIEW TERRACE LOTS 9 TO 16 INCL BLOCK 2 LESS SR 580 R/W

CASE NO: COD-25-0003438

NAME OF VIOLATIOR: 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

HILLSBOROUGH COUNTY

All other creditors of the decedent and

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

Personal Representative KAYLEE MARGARET KLEE 16510 Hatton Road Tampa, FL 33624

Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A.

GADeservice@GendersAlvarez.com 11/21-11/28/25LG 2T

PROBATE DIVISION

IN RE! ESTATE OF DAVID A SZYMANSKI Deceased.

All creditors of the decedent and other

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

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

LEGAL DESCRIPTION: RIVIERA SUBDÍVISION N 1/2 OF LOT 53

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

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-25-0003310

NAME OF VIOLATOR: TJRA INVESTMENTS LLCC
LOCATION OF VIOLATION: 1920 W SAINT JOHN ST, TAMPA, FL
CODE SECTIONS: 27-287.25 (e) (3)
LEGAL DESCRIPTION: BOUTON AND SKINNER'S ADDITION TO WEST TAMPA LOT

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

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

claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

BARRED. The date of first publication of this notice

JENNIFER IRENE WELLS

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

HILLSBOROUGH COUNTY, FLORIDA File No. 25-CP-003941

IEL KLEE, A/K/A DANIEL MARINO KLEE, deceased, whose date of death was October 12, 2025; File Number 25-CP-003941, and the personal representative's attorney

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

FOLIO: 185403.0000

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 allegad violations.

Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforce reads note that if any person decides to appeal any decision made by the code indices ment Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CITY OF TAMPA

MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS

**PUBLICATION NOTICE** 

## 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 VIOLATION: 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

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

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)

CASE NO: COD-25-0002770 FOLIO: 167054.0000

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

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

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

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

FOLIO: 138709.0000 IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING

SHIRLEY FOXX-KNOWLES, CMC

CITY CLERK

Page 22/LA GACETA/Friday, November 21, 2025

of October, 2025. Victor D. Crist As Clerk of the Court By: s/ LaShontaeia Shedrick Deputy Clerk 813-276-8100 x4362

11/21/25LG 1T

#### IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003936 Division W

IN RE: ESTATE OF MOHAMED ISHTIAQ PAL

#### 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 MOHAMED ISHTIAQ PAL, deceased, File No. 25-CP-003936, by the Circuit Court for Hillsborough Counby, Florida, Probate Division the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was September 1, 2025; that the total value of the estate is \$38,756.22 (approximate) and that the names and addresses of those to whom it has been assigned by such order are: SHAFIA PAL BAILIE, as Trustee of the PAL FAMILY TRUST dated August 20, 2021, 6520 Manila Palm Way, Apollo Beach, FL 33572.

ALL INTERESTED PERSONS ARE NOTI-

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

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

Petitioner:

/s/ Shafia Pal Bailie SHAFIA PAL BAILIE 6520 Manila Palm Way Apollo Beach, FL 33572

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

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

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

File No. 25-CP-002340

IN RE: ESTATE OF ANITA R. CARR Deceased.

## NOTICE TO CREDITORS

The administration of the estate of Anita R. Carr, deceased, whose date of death was May 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

## HILLSBOROUGH COUNTY

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

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

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

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

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

Personal Representative: /s/ Judy Underwood 11732 Marjory Avenue Tampa, Florida 33617

Attorney for Personal Representative: /s/ J. Scott Reed Attorney Florida Bar Number: 124699 Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: probate@pilka.com

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

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

CASE NO.: 25-CC-011674

CANTERBURY LAKES HOMEOWNERS ASSOCIATION, INC., Plaintiff,

LIZBETH MOSSO and ANTONIO HERRERA,

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 12, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 37, Block B, Canterbury Lakes Phase 3, according to the map or plat thereof, as recorded in Plat Book 100, Page(s) 200 through 203, inclusive, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at <a href="https://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a>. on January 2, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

/s/ Alexa C. Caldevilla, Esq. Florida Bar No. 1031636 acaldevilla@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorneys for Plaintiff

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

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

#### **NOTICE OF PUBLIC HEARINGS** ANNUAL MODIFICATION AND UPDATE TO THE CAPITAL **IMPROVEMENT**

#### **SECTION OF THE 2040 COMPREHENSIVE PLAN** CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled PUBLIC HEAR-INGS for ¬¬December 2, 2025 and December 16, 2025 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Ordinance for the Annual Modification and Update to the Capital Improvements Section of the 2040 Comprehensive Plan.

## ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, PROVIDING FOR THE ANNUAL MODIFICATION AND UPDATE TO THE CAPITAL IMPROVEMENTS SECTION OF THE 2040 COMPREHENSIVE PLAN FOR THE CITY OF TEMPLE TER-RACE, PURSUANT TO CHAPTER 163, FLORIDA STATUTES, BY MODIFYING AND UPDATING THE FIVE-YEAR CAPITAL IMPROVEMENT SCHEDULE OF PROJECTS FOR FISCAL YEARS 2025-2026 THROUGH 2029-2030 AND INCORPORATING THE 10-YEAR LONG-TERM IMPROVEMENTS FOR THE MULTIMODAL TRANSPORTATION DISTRICT FOR 2026-2035 INTO THE SCHEDULE OF PROJECTS WHICH INCORPORATES BY REFERENCE, PER THE COMPREHENSIVE PLAN CAP POLICY
1.5.13, HILLSBOROUGH COUNTY METROPOLITAN PLANNING ORGANIZATION'S
(MPO) TRANSPORTATION IMPROVEMENT PROGRAM (TIP), HILLSBOROUGH
AREA REGIONAL TRANSIT'S TRANSIT DEVELOPMENT PLAN (HART'S TDP) AND
AREA REGIONAL TRANSIT'S TRANSIT DEVELOPMENT PLAN (HART'S TDP) AND HILLSBOROUGH COUNTY PUBLIC SCHOOLS FACILITIES WORK PROGRAM; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons may appear at the meetings and be heard with respect to the proposed Ordinance. A copy of the ordinance is available for public inspection in the office of the City Clerk and in the Community Development Department during regular

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Section. 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings. Dated this 19th day of November, 2025.

Lynda Sader, City Clerk 11/21/25LG 1T

## HILLSBOROUGH COUNTY

CASE NO: 24-CC-046554 NORTH PARK ISLE ASSOCIATION.

Plaintiff. VS.

CARLOS DIAZ, A SINGLE MAN, Defendant(s).

#### NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-046554, that resulted from the Final Hearing on or about November 12, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsejudgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-046554 on about November 12, 2025 Ordering the Clerk of Court to set a sale of the property on the belowmentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as: Florida described as:

Lot 14 of NORTH PARK ISLE PHASE 1A, according to the plat thereof, as recorded in Plat Book 140, Page 110, of the Public Records of Hillsborough County, Florida.

and commonly known as: 3604 N Maryland Ave, Plant City, FL 33565; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http://www. hillsborough.realforeclose.com, on January 02, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale

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

Dated this November 13, 2025 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm

J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff Frazier & Bowles, Attorneys at Law

45413.25 11/21-11/28/25LG 2T

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

Case No.: 25-DR-011121 Division: T

IN RE:

RONALD JAMES MARCUS, JR., Petitioner/Father,

CHRISTINE JESEEKIA HARRISON, Respondent/Mother.

# NOTICE OF ACTION FOR FAMILY CASES WITH MINOR CHILD(REN)

TO: CHRISTINE JESEEKIA HARRISON. whose residence is 2008 Brandon Crossing Cir., Apt. 103, Brandon, FL 33511

YOU ARE NOTIFIED that an action for custody and timesharing determination (and related relief) has been filed against (and related reliet) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LaTerria Sherer, Esq., Attorney for Petitioner, RONALD JAMES MARCUS, JR., whose address is The Sherer Law Firm, 10150 N. Highlands Manor Drive, Suite 200, Tampa, FL 33610, on or before December 11, 2025 and file the original with the Clerk of Court at 800 E. Twiggs Street. Room 101. Tampa, FL 33602, be-Street, 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 re-lief 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 addresses on record at the clerk's

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to com-

## HILLSBOROUGH COUNTY

ply can result in sanctions, including dismissal or striking of pleadings.

Dated 11/12/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk

11/21-12/12/25 4T

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

FLORIDA.
CASE No. 23-CA-012155
ARVEST BANK, SUCCESSOR IN
INTEREST BY MERGER TO ARVEST
CENTRAL MORTGAGE COMPANY,

ROBERT MICHAEL ESPOSITO A/K/A ROBERT M. ESPOSITO, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 31, 2025 in the above action, January 31, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on January 29, 2026, at 10:00 AM, at www.hillsborough, realforeclose.com for the following described property:

LOT 2, BLOCK 2, RIVER RIDGE RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided

herein. Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711 11080-1024897

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA HILLSBURGUGH COUNTY, EDMON CIVIL DIVISION CASE NO.: 25-CA-001811 SELECT PORTFOLIO SERVICING, INC.

VS.
JESSE H. RODRIGUEZ, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: Jesse H. Rodriguez
Last Known Address: 15917 Nottinghill Dr,

Lutz, FL 33548 Current Residence: UNKNOWN TO: Jesse H. Rodriguez Last Known Address: 218 E Bearss Ave, Ste 207, Tampa, FL 33613-1625 Current Residence: UNKNOWN

TO: Unknown spouse of Jesse H. Rodriguez Last Known Address: 15917 Nottinghill Dr, Lutz, FL 33548

Current Residence: UNKNOWN Unknown spouse of Jesse H. Rodriguez Last Known Address: 218 E Bearss Ave, Ste 207, Tampa, FL 33613-1625 Current Residence: UNKNOWN

TO: Unknown tenant in possession of the subject property
Last Known Address: 15917 Nottinghill Dr,

Lutz, FL 33548
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for

according to the map or Plat thereof, as recorded in Plat Book 49, Page 26, in the Public Records of Hillsborough County,

Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 11.26.25, within

# Foreclosure of Mortgage on the following described property: Lot 15, Block 3, Faircloth Estates,

#### **NOTICE OF PUBLIC HEARINGS** AMENDING LAND DEVELOPMENT CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled **PUBLIC HEAR-INGS** for December 2, 2025 and December 16, 2025 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider an adoption of the following Ordinance for Amending the Temple Terrace Land Development Code (LDC 5 01). ment Code (LDC-25-01)

## ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING SECTIONS 12-357 AND 12-354 OF THE CITY CODE OF ORDINANCES; DESIGNATING THE CITY MANAGER AS THE ADMINISTRATIVE AUTHORITY FOR FINAL PLAT REVIEW; DESIGNATING THE CITY MANAGER AS THE ARBITER OF APPEALS FOR PRELIMINARY PLAT REVIEW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CORRECTION OF TYPOGRAPHICAL ERRORS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

All interested persons may appear at the meetings and be heard with respect to the proposed Ordinances. A copy of the proposed ordinance is available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by calling Alyssa Livingstone, Senior Planner at 813-506-6481

In accordance with Florida Statute Section 286.26, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings. Dated this 18th day of November, 2025.

Lvnda Sader, City Clerk

#### **HILLSBOROUGH COUNTY**

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 acted actionally with the control of the court of the c default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this

Court this 21st day of October, 2025. VICTOR D. CRIST As Clerk of Court By:Patricia Corbin by Father Origin.
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210
E. 7th Ave, Tampa, FL 33605

11080-1024703

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 25-CA-007922
TOORAK CAPITAL PARTNERS, LLC

PLAINTIFF, RAD DIVERSIFIED REIT. INC., ET AL., DEFENDANT(S).
NOTICE OF ACTION
TO: Brandon D. Mendenhall

Last Known Address: 1901 Coral Tree Court, Brandon, FL 33511 Current Residence: UNKNOWN TO: Brandon D. Mendenhall Last Known Address: 9643 Canyon Oaks Ct, Rancho Cucamonga, CA 91730

Current Residence: UNKNOWN TO: Brandon D. Mendenhall Last Known Address: 4604 Clarksdale Ln. Brandon, FL 33511
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for

Foreclosure of Mortgage on the following described property:
LOT 14, BLOCK C, WATERMILL AT
PROVIDENCE LAKES, ACCORDING
TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 58, PAGE

37, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/21/25, 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 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.

WITNESS my hand and the seal of this Court this 30th day of October, 2025. VICTOR D. CRIST As Clerk of Court By: Patricia Corbin As Deputy Clerk Publishing, Inc, 3210

E. 7th Ave, Tampa, FL 33605 11080-1024606 IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-008718

FREEDOM MORTGAGE CORPORATION PLAINTIFF,

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KELLY JOSEPH FORMUS, 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 Kelly Joseph

Last Known Address: 12638 Maple Bonsai Dr, Riverview, FL 33579
Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

described property:
Lot 251, of TRIPLE CREEK VILLAGE Q,
according to the Plat thereof, as recorded
in Plat Book 145, Page 133, of the Public
Records of Hillsborough County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney

(Continued on next page)

11/21/25LG 1T

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) da after the first publication of this Notice the Lis 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 depanded in the complaint relief demanded in the complaint

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,
littlebergue Courty Courthease, 200 F. 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.

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, ing, 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., WHITE 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 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. HEN highest and best bidder for cash at www. hillsborough.realforeclose.com at 10:00 A.M. on the 19th day of December, 2025,

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.

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 OF THE A CLAIM YOU. 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, Hillshorugh Courth Courty Courthease, 200 F. 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 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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY. FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 23-CA-012361 Freedom Mortgage Corporation Plaintiff(s),

GENERAL CIVIL DIVISION: LANA SOWARDS A/K/A LANA J.
SOWARDS, UNKNOWN SPOUSE
OF LANA SOWARDS A/K/A LANA
J. SOWARDS, UNKNOWN HEIRS,

## LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

BENEFICIARIES 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 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, PEDITORS 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,

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.

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 CLINDS AS LINCLAIMED. IE YOU FAIL 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 Elevide Courts

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 PURSUANT TO FLA. R. JUD. ADMIN

2.516 ESERVICE@MGS-LEGAL.COM 11080-1024345

THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, **FLORIDA** CIRCUIT CIVIL DIVISION CASE NO.: 24-CA-006789
Freedom Mortgage Corporation

Plaintiff(s),

GENERAL CIVIL DIVISION 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,

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, in and for Hillsborough County, Florida, wherein Freedom Montgage 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 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

rollowing 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 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 cipht in a Southwester distriction leads right in a Southwesterly direction along stated South right-of-way boundary a distance of 15.05 feet with a radius of 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 210.76 feet; thence North 00 degrees 36° 59" East, a distance of 210.79° feet to a point appropriate programme of 201.69° feet to a poin 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 MERITT DOUBLEWIDE HOME IDENTIFIED I MOBILE 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. PENDENS MAY CLAIM THE SOLIL ECC. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice 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

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

under the ADA.

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 PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1024346

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISIÓN

File No. 25-CP-003931 Division A

IN RF: FSTATE OF FREDRICK HEINRICH CROSS. JR.. Deceased.

## NOTICE TO CREDITORS

The administration of the estate of Fredrick Heinrich Cross, Jr., deceased, whose rick 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 NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is November 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: Isjohnson@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 RF: ESTATE OF

JAYSON LEE COX. Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of JAY-SON 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 representa-tive's attorney are set forth below.

All creditors of the decedent and other All dealins 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 THE CALL 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 PER-IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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

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

The date of the first publication of this notice is November 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-

## 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 Authoriza-tion 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 mat-ter 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:

MANCHE AVE

FLORIDA STATUTES.

THAT PURPOSE.

**HILLSBOROUGH COUNTY** 

at public sale, to the highest and best bidder, for cash, by electronic auction at http://www.hillsborough.realforeclose.com at

ANY PERSON CLAIMING AN INTER-

EST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), ELORIDA STATITES.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR

If you are a person with a disability who

needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Co-

ordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days

before your scheduled court appearance, or immediately upon receiving this notification if

the time before the scheduled appearance is

less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 12th day of November, 2025.

3321 Henderson Blvd, Tampa, FL 33609

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

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, Probate 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.

persons having claims or demands against the decedent's estate, including unmatured,

contingent or unliquidated claims on whom

contingent or uniquidated claims, of 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 creditors of the decedent and other

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

ROD B. NEUMAN, Esquire

By: /s/ ROD B. NEUMAN, Esquire

For the Court

Gibbons | Neuman

IN RE: THE ESTATE OF

MARY ELLEN JACOBI

10:00 a.m. on December 9, 2025

#### 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 Florida Department of State, Division of Corporations, 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 Gibsonton, FL 33534

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 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 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:

## **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 repairs, 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 unpaid charges is Troyts Auto Services LLC, 6120 Jensen Rd, Tampa, Fl 33619 (Hillsborough County). (813) 671-9364, MV License #: MV113312. Location of Vehicle: 6120 Jensen Rd, Tampa, Fl 33619 (Hillsborough 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 withheld 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 Circuit Court where the disputed transaction occurred.

11/21/25 1T

## **HILLSBOROUGH COUNTY**

#### **Notice of Public Auction**

Notice of public auction for monies due on storage 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 Tonia Graddy B642 \$436.02 Russell Hopley 1066 \$455.80 Michele Washington A127 \$466.55

Tarvis Howard B667 \$494.29 Derrick McNair \$429.90 B643 10415 N. Florida Ave., Tampa, FL 33612 Michael Young \$395.32 Caridad Padilla 221 \$421.22 \$456.37 Tracy Treas 164

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 Fluitt 1620 \$324.95 Darwin Garcia 1005 \$453.92

Dawn Wilson 4037 \$331.82 5404 W. Waters Ave., Tampa, FL 33634 Dan White \$636.48 Juan Santana 1066 \$414.80 \$500.62 Rey Cortes 1228 Katie Knaff 1161 \$295.45 Julio Tagliafico Gonzalez 1118 \$720.20

1320 \$519.24 Tomika Campbell 3939 W. Gandy Blvd., Tampa, FL 33611 Deanne-Monet Samuel \$327.80 Jennifer Fulton 4403 \$280.95 Nick Sassone 2663 \$161.30 Michelle Texeira 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 \$705.46 1456 Candace Higar 1451 \$534.93 Eileen Marks 2115 \$626.54

14123 State Rd. 54, Odessa, FL 33556 \$449.90 Justin Hanratty 1056 3826 W. Marcum St., Tampa, FL 33616 Richard Gibbs \$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 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 34637-6750

## NOTICE OF RIGHTS

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

## HILLSBOROUGH COUNTY

ing this matter may request an administraing 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 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, FI. 34604-6899 within 21 days of publication of this potice (or 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 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 sub-stantial 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 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 Amenity Center activities on 4.3 acres known as K-Bar Ranch Homestead Phase 1 Amenity Center. The project is Phase 1 Amenty Center. The project is located in Hillsborough County, Section(s) 02, Township 27 South, Range 20 East. The permit applicant is EPG KBar Holdings, LLC f/k/a Buckeye Road, LLC Attn: Nicholas Dister whose address is 111 S. Armenia Ave., Tampa, FL 33609. The Permit Nicholas County 2007. mit No. is 43045672 004

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-

#### **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 hearests 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 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

FOLIO: 163052.0000

## **HILLSBOROUGH COUNTY**

by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 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 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.

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 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, DEVISES, 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

#### NOTICE OF SALE

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Hillsborough County, Florida, Victor D. Crist, the Clerk of the Circuit Court, will sell the property situate in Hillsborough County, Florida, described as:

THE SOUTH 1/3 OF THE EAST 1/3 OF THE WEST 1/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 18 EAST, AS RECORDED IN THE PUB-LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARCEL ID: 102914-0000 PROPERTY ADDRESS: 3915 W CO-

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unagainst the decedent's estate, initioting 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.

OF THIS NOTICE ON THEM.

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

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

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

#### IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003883

IN RE: ESTATE OF PATRICIA RAY CURTIS

#### 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. whose date of beart was October 12, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The names and addresses of the personal representatives and the personal representatives are personal representatives. sonal representatives' attorney are set forth

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

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

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

(Continued on next page)

## CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS **PUBLICATION NOTICE**

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 12/03/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should appear be one are presented to the Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code Enforce ment Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

## CASES TO BE HEARD AT THE 9:00 A.M. HEARING

CASE NO: COD-25-0003102

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

LEGAL DESCRIPTION: FERN CLIFF LOTS 27 91 AND 92 FOLIO: 149773.0000

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

CASE NO: COD-25-0003208

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

LEGAL DESCRIPTION: 01/17/2007 LEGAL DESCRIPTION: RIVERBEND MANOR LOTS 2 AND 3 BLOCK P FOLIO: 149461.0000

CASE NO: COD-25-0003209 NAME OF VIOLATOR: WORLD CLASS HOMES LLC LOCATION OF VIOLATION: 1807 E SLIGH AVE, TAMPA, FL CODE SECTIONS: 19-50 LEGAL DESCRIPTION: RIVERBEND MANOR LOT 1 BLOCK P FOLIO: 149461.0100

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

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

CASE NO: COD-25-0003342

NAME OF VIOLATOR: DAVID FISH
LOCATION OF VIOLATION: 6905 N DUNCAN AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: COTTER'S SPRING HILL SUB LOT 8 AND S 30 FT OF LOT 7 FOLIO: 161895.0100 CASE NO: COD-25-0003361

NAME OF VIOLATOR: STEVE SHAVER
LOCATION OF VIOLATION: 7321 N OLA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: HAMNER'S W E ALBIMAR LOT 12 BLOCK 4 FOLIO: 162011.0000

CASE NO: COD-25-0003375

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

CASE NO: COD-25-0003431

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

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

CASE NO: COD-25-0003453

NAME OF VIOLATOR: KILBY H ROBB
LOCATION OF VIOLATION: 203 W KIRBY ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50

LEGAL DESCRIPTION: GOLDSTEIN'S HILLSBOROUGH HEIGHTS LOTS 17 AND
18 BLOCK 7

CASE NO: COD-25-0003566

NAME OF VIOLATOR: DR GEORGE FOXX LOCATION OF VIOLATION: 103 W HAMILTON AVE, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: AVON SPRINGS W 60 FT OF LOT 5 BLOCK 17 FOLIO: 161319.0000

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

CASE NO: COD-25-0002609

CASE NO: COD-25-0002609

NAME OF VIOLATOR: SIHAM ALI JABER
LOCATION OF VIOLATION: 501 W COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 27-156 27-326

LEGAL DESCRIPTION: 1 MAC FARLANE HUGH C SUBDIVISION REVISED MAP E
50 FT OF LOT 8 LESS S 3 FT FOR RD BLOCK B LESS ADD'L R/W LYING WITHIN
FOLLOWING: BEG 15 FT N OF SW COR OF LOT 5 RUN SELY 18.85 FT TO A PT
LYING 12 FT E & 3 FT N OF SW COR OF LOT 5 THN E 209.54 FT N 87 DEG 57 MIN
W 110.09 FT W 91.86 FT N 53 DEG 16 SEC W 18.38 FT N 18 DEG 46 MIN W 15.81
FT AND S 18 FT TO POB
FOLIO: 182538 0000 FOLIO: 182538.0000

CASE NO: COD-25-0003109

NAME OF VIOLATOR: 72 PROPERTIES LLC
LOCATION OF VIOLATION: 7903 N 13TH ST, TAMPA, FL
CODE SECTIONS: 27-156 27-326

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

CASE NO: COD-25-0003240 CASE NO: CUD-25-0003240

NAME OF VIOLATOR: ALBERTO OROPESA

LOCATION OF VIOLATION: 2702 N LINCOLN AVE, TAMPA, FL

CODE SECTIONS: 27-43 27-282.28 27-290 27-326

LEGAL DESCRIPTION: MICHIGAN HEIGHTS LOT 17 BLOCK 6

CASE NO: COD-25-0003423 NAME OF VIOLATOR: STEVEN OWEN CROSS LOCATION OF VIOLATION: 216 N GOMEZ AVE, TAMPA, FL CODE SECTIONS: 27-283.11(a)(5) b 27-326 LEGAL DESCRIPTION: OAKLYN LOT 1 BLOCK 3 FOLIO: 169013 0000 FOLIO: 169013.0000

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC

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

ten demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Attorney for Personal Representatives: /s/ Gerard F. Wehle, Jr., Attorney Florida Bar Number: 769495 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 F-Mail: ii@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. 25-CP-003688

Division W IN RE: ESTATE OF DANIEL THOMAS DOWNS A/K/A DANIEL T. DOWNS Deceased

#### **NOTICE TO CREDITORS**

The administration of the estate of DAN-IEL THOMAS DOWNS, AV/A DANIEL T. DOWNS, deceased, whose date of death was July 16, 2025; File Number 25-CP-003688, is pending in the Circuit Court for Hillsborough County, Florida, Probate Divi-sion, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and ad-dresses of the personal representative's attorney are 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 ordice 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: SARAH KEEL 2906 Sutton Pines Court

Plant City, FL 33566 Personal Representative's Attorneys:

/s/ Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609

Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com

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

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

FLORIDA CIVIL DIVISION Case No. 25-CC-005036 BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

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

Defendants. NOTICE OF SALE

**PURSUANT TO CHAPTER 45** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-005036, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BOYETTE CREEK HOMEOWNERS AS-SOCIATION, INC. is Plaintiff, and RUBY JOYCE MORRIS and WAYNE MCARTHUR MORRIS are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on **December 29**, **2025**, in an online sale at <a href="https://www.hillsborough.">www.hillsborough.</a> realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 72, Block A, Boyette Creek Phase 1, as per the map or plat thereof, as recorded in Plat Book 94, Page 31, of the Public Records of Hillsborough County, Florida. Property Address: 10417 Frog Pond Drive, Riverview, FL 33569-2715

DIIVE, RIVEIVIEW, FL 33309-2/13
ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

## HILLSBOROUGH COUNTY

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

Dated November 6, 2025

/s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF

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

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

CASE NO.: 25-CC-032857 SHORE COLONY CONDOMINIUM ASSOCIATION, INC. Plaintiff,

WEST GRAY, LLC, Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 6, 2025, by the County Court of Hillsborough County, Florida, for the following property described

us:
Unit 106, Building 3 of SHORE COLONY
CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records
Book 3635, Page 539, and as per plat
thereof recorded in Condominium Book
2, Page 66, of the Public Records of Hillsborough County, Elorida, and all amendborough County, Florida, and all amend ments thereto, together with its undivided share in the common elements.

will be sold at public auction by the Hillsbor-ough County Clerk of Court, to take place electronically online at www.hillsborough. realforeclose.com on January 2, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

Ciara C. Willis, Esq. Florida Bar No. 125487 cwillis@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorney for Plaintiff

11/14-11/21/25 2T

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

Case No.: 25-DR-002336 Division: AP OSIEL CALDERON CASTILLO,

Petitioner,

ELIANOR CASAS MAYEA, Respondent.

NOTICE OF ACTION FOR DISSOLUTION
OF MARRIAGE
(NO CHILD OR FINANCIAL SUPPORT)

TO: ELIANOR CASAS MAYEA Last known address: 201 Libertad Entre Padrecano y Paquito Espinosa

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OSIEL CALDERON CASTILLO, whose address is 3450 Palencia Dr. Apt. 2204, Tampa, FL 33618, on or before 12/16/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded

The action is asking the court to decide 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 pleatings. ing of pleadings.

Dated November 10, 2025 Victor D. Crist, Clerk of Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Mary Glover Deputy Clerk

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003776 Division A

IN RE: ESTATE OF JEANNE L. WILBERT a/k/a Jeanne Lynn Wilbert,

## HILLSBOROUGH COUNTY

NOTICE TO CREDITORS

The administration of the Estate of Jeanne L. Wilbert a/ka Jeanne Lynn Wilbert, deceased, whose date of death was July 26, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Divi-sion, 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 NO-TICE ON THEM.

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

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

be filed with the Clerk.

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

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this no

tice is November 21, 2025. Personal Representative: Karen Roselli 2322 Brookfield Greens Cir. Sun City Center, FL 33573

Attorney for Personal Representative: Robert H. Mohr Florida Bar No. 0211575 Law Office of Robert H. Mohr 137 S. Pebble Beach Blvd., Suite 100

Sun City Center, FL 33573 Telephone: (813) 634-5500 office@roberthmohr.com

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

#### IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA File No. 25-CP-003643

Division A IN RE: ESTATE OF

VELIA GARCIA TRICE Deceased.

NOTICE TO CREDITORS (summary administration)

ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE

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

such order are: Name Address James H. Trice 1805 Lake Chapman Dr. Unit 101

Brandon, Florida 33510 717 Millifold Place Brandon, Florida 33511 Troy N. Trice ALL INTERESTED PERSONS ARE NOTI-FIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full pay-ment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET\_FORTH\_IN\_FLORIDA\_STATUTES SET FORTH IN FLORIDA STATUTES SECTION 733,702. ALL CLAIMS AND DE-MANDS NOT SO FILED WILL BE FOR-EVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BADDED. OF DEATH IS BARRED

The date of first publication of this Notice is November 21, 2025 Person Giving Notice:

717 Millifold Place Brandon, Florida 33511 Attorney for Person Giving Notice: /s/ Leighton J. Hyde Leighton J. Hyde Florida Bar No. 106018 Email Addresses: lhyde@hydelawoffice.com leightonjhyde@gmail.com
The Law Office of Leighton J. Hyde, P.A. 14016 Spector Road

/s/ Trov N. Trice

Lithia. Florida 33547 11/14-11/21/25LG 2T

#### **NOTICE OF** ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: NISEEHM J. TILLERY

Case: CD202506631/D 3410346/3503132 An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 11/14-12/5/25LG 4T

IN THE COUNTY COURT IN AND FOR

## HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

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

MARJAN H. SHIRAZI, a married person,

NOTICE OF SALE

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

Florida, the property described as:

CONDOMINIUM UNIT 12A-4 OF
NORTH BAY VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3595, PAGE 385, OF THE PUBUC RECORDS OF HILLSBOR-OUGH COUNTY. FLORIDA, AND ALL AMENDMENTS THERETO, TOGETH-ER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS PROPERTY ADDRESS: 6312 Newtown

Circle #A4, Tampa, FL 33615.
will be sold by the Hillsborough County

Clerk at public sale on December 12, 2025 at 10:00 A.M., electronically online at <a href="http://">http://</a> www.hillsborough.realforeclose.com.

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

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

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

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

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

CIVIL DIVISION Case No. 25-CC-027585 THE EAGLES MASTER ASSOCIATION. INC., a Florida not-for-profit corporation. Plaintiff.

JAMES R. SMITH and UNKNOWN TENANT,

> NOTICE OF SALE **PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 25-CC-027585, of the County Court of the Thirteenth Judicial Circuit in and Carl Hill Descript County Find Coun for Hillsborough County, Florida, wherein THE EAGLES MASTER ASSOCIATION, INC. is Plaintiff, and JAMES R. SMITH and UNKNOWN TENANT n/k/a NAN SMITH, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on January 2, 2026, in an online sale at www.hillsborough.realforeclose.com, begin-ning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 38, Block F, WINDSOR PARK AT THE EAGLES - FIRST ADDITION, according to map or plat thereof as re-corded in Plat Book 79, Page 1 of the Public Records of Hillsborough County,

Property Address: 12611 Ashdown Drive, Odessa, FL 33556-2880 Any person claiming an interest in the sur-

plus from the sale if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who

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

Dated November 6, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEĽ LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF 11/14-11/21/25LG 2T

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

CIVIL DIVISION Case No.: 22-CC-034898 LYNWOOD COMMUNITY ASSOCIATION, a Florida not for profit corporation, Plaintiff,

SHAMBREA NICOLE SAILES, ANTONIO DEMETRIUS MITCHELL, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Foreclosure entered in this cause on October 30, 2025, by the County Court of Hillsborough County, Florida, the property described as: Lot 3, Block 1, of Leisey Subdivision Phase 2, according to the plat thereof, as

recorded in Plat Book 135, Page(s) 102, of the Public Records of Hillsborough County, Florida.

## HILLSBOROUGH COUNTY

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

will be sold to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at <a href="https://www.hillsborough.realforeclose.com">www.hillsborough.realforeclose.com</a> at

10:00 A.M. on November 21, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after

AMERICANS WITH DISABILITY ACT: If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Hills-borough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 5th day of November 2025. /s/ Tiffany Love Tiffany Love Esq. Florida Bar No.: 92884 tiffany.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 Attorneys for Plaintiff

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

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

CIVIL DIVISION CASE NO.: 25-CC-008501 SOUTH FORK OF HILLSBOROUGH COUNTY II HOMEOWNER'S ASSOCIATION, INC., Plaintiff

DAVID T. SANDERS, AN UNMARRIED MAN, Defendant(s)

#### NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 25-CC-008501, that resulted from the Final Hearing on or about November 06, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 25-CC-008501 on about November 06, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 49, Block E, SOUTH FORK UNIT 4, according to the map or plat thereof, as recorded in Plat Book 98, Page(s) 88 through 95, inclusive, of the Public Re-

cords of Hillsborough County, Florida. cords of Hillsborough County, Florida.
and commonly known as: 11044 Golden
Silence Dr, Riverview, FL 33579; including
the building, appurtenances, and fixtures
located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH
County public auction website at http://
www.hillsborough.realforeclose.com, on
January 02, 2026 at 10:00AM. Any persons
claiming an interest in the surplus from the
sale, if any, other than the property owner
as of the date of the Lis pendens must file a
claim within 60 days after the sale.
If you are a person with a disability who

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

Dated this November 06, 2025 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff Frazier & Bowles, Attorneys at Law

45237 133

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

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

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

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

AMENDED NOTICE OF SALE (amended as to case information in case style)

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

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

PROPERTY ADDRESS: 6333 Bent-branch Court, Temple Terrace, FL 33617.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled,

BARRED.

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

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

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

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

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

LISA CHAMBERS, et al., Defendants.

#### NOTICE OF SALE

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

Unit No. 5, of the TEMPLE TERRACE PATIO HOMES CONDOMINIUM, a condominium according to the 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, hereitaments thereto and an undivided interest in the common ele-ment of said condominium as set forth in the Declaration of Condominium with every privilege, right, title, interest and estate, reversion, remainder and easement hereto belonging or in anywise 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 <a href="http://www.hill-sborough.realforeclose.com">http://www.hill-sborough.realforeclose.com</a>.

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

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

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

11/14-11/21/25LG 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, DOLORES NIEVES ROSARIO, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for Hill-sborough 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 decedents estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM TICE ON THEM.

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

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

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

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

The date of first publication of this notice is November 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 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's attorney are set forth be-Representative's attorney are set forth be-

All creditors must file claims against the Estate within the time provided by 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 surviv-ing spouse is property to which the Florida Uniform Disposition of Community Prop-erty Rights at Death Act as described in SS. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211.

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 CORV OF THIS NOT OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

/s/ Thomas Bradley Ferguson 4118 Three Oaks Road Plant City, Florida 33565 Attorney for Personal Representative: /s/ Johnnie B. Byrd Johnnie B. Byrd, Jr. Esquire Florida Bar Number: 227269

206 North Collins Street Plant City Florida 33563 Telephone: (813) 759-1224 E-Mail: johnnie@byrd-barnhill.com 11/14-11/21/25LG 2T

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

PROBATE DIVISION File No. 25-CP-003050 IN RE: ESTATE OF

CARL D. BABCOCK Deceased.

## **NOTICE TO CREDITORS** The administration of the estate of Carl D. Babcock, deceased, whose date of death was May 2, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Pro-bate Division, the address of which is 800

East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

## HILLSBOROUGH COUNTY

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

All other creditors of the decedent and All other decidions of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 dealth by the decedent or the decedent's univing 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 writtent of the decedent of the control of the con ten demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is November 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 al/va 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 dresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 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@tampabavelderlaw.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 PUBLI-CATION OF THIS NOTICE.

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

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 RF: ESTATE OF RICHARD WALTON CALVERT Deceased.

#### NOTICE TO CREDITORS

The administration of the estate of Richard Ne administration or tine estate of Kichard 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 TICE ON THEM.

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

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

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

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

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 Representa-tive'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 NO-TICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is proper-ty to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of the first publication of this notice is November 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

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 and the decedent and other All creditors of the decedent and other

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

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

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

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

FOREVER BARRED.

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

The date of first publication of this notice is November 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@meganmcateerlaw.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 MULDOWNEY, Deceased.

# NOTICE TO CREDITORS

The administration of the estate of JOHN JOSEPH MULDOWNEY, deceased, whose date of death was August 17, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of the Court of the Circuit Court for Hillsborough County, Florida, Probate Division, the address of ty, Florida, Propate Division, and additions which is Clerk of Circuit Court, Hillsborough County Courthouse, 800 East Twiggs Street fampa, Florida 33602. The names and ad dresses of the personal representative and personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against de-cedent'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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE. this court WITHIN 3 MONTHS AFTER THE

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

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 Di-vision, 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 PUBLI-CATION OF THIS NOTICE

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

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

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

The date of first publication of this notice is 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 ROB ERT EDWARD SUTORUS, deceased whose date of death was February 28, 2024 and whose social security number is XXX XX-3359, is pending in the Circuit Court for Hillsborough County, Florida, Probate Divi-sion, the address of which is 800 E Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their against decealed the second 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

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

## **HILLSBOROUGH COUNTY**

WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff,

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 fore-

close a lien on the following property in Hills-borough County, Florida: Lot 38, of WALDEN LAKE. UNIT 26. ac-

Lot 38, of WALDEN LARE, 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 services an Piciettiff's Attorney or promodification. vice 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 Gace-

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 certo, 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. 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 Bv: /s/ Jennifer Taylor Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff BIR File: 008943.00851

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

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

FAMILY LAW DIVISION Case No: 25-DR-011925 Division: E

In Re: The Matter of: ISAIAH REEVES,

Petitioner,

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 ostablish 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, be-fore 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

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

Dated 11/5/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor eputy Clerk

Cox & Associates. Attornevs at Law. P.A 11/14-12/5/25LG 4T

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

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

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

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS TO: Tiffany Metevia Headings, address

Kacey Headings, address unknown
YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate 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 Hillsbor-

ough Courthouse, Edgecomb Courthouse 800 East Twiggs Street Tampa, FL 33602, for an **ADVISORY HEARING**. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL
TO APPEAR ON THE DATE AND TIME

SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

## **HILLSBOROUGH COUNTY**

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

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

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

written response or objection, if any, to:

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

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 thereaf-ter; 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

11/14-12/5/25I G 4T

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

CIVIL DIVISION CASE NO.: 25-CC-022410 SYNERGY RENTS, LLC, a Florida limited liability company, Plaintiff,

PIPELINE CONSTRUCTION, LLC. a Florida limited liability company, CHRISTOPHER LEE, iointly 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 erk of the Circuit Court 800 E. Twiggs Street, Tampa, FL 33601 By: /s/ Jennifer Taylor Deputy Clerk

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

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

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

MARISEL CRUZ,

CARLOS RUBEN GUZMAN,

Holcomb & Leung, P.A.

#### 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 Legal Description:

UNIT 4030A, BUILDING 5, OF CORTEZ OF CARROLLWOOD, ACCORDING TO THE DECLARATION OF CONDOMINIUM DATED JULY 9, 1979, RECORDED IN OFFICIAL RECORDS RECORDED IN OFFICIAL RECORDS BOOK 3543, PAGE 86, AND THE PLAT THEREOF RECORDED IN CON-DOMINIUM PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLORIDA. Property Address:

4030 Cortez Drive, Apartment A. Tampa, Florida 33614.

You are required to serve a copy of your rividen 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. on the Plaintiff or immediately thereafter; otherwise, a default may be entered against you for the relief demanded in the complaint

## **HILLSBOROUGH COUNTY**

This notice shall be published once each week for four (4) consecutive weeks in La Gaceta Newspaper, a newspaper published 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 Deventment of Agriculture and Cocurrence. partment 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 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 par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired,

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 par-

needs any accommodation in order to par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, 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 CONDO-MINIUM UNIT 520 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG: 21 / 60 SEC - TWP - RGE: 10 - 28 - 19

Subject To All Outstanding Taxes Name(s) in which assessed: HAROLD GIRALDO

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

at <a href="www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>.

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

## **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,

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 price to the days the control of 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

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 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 ET O

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 parneeds any accommodation in order to par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is

Dated 10/22/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk -11/28/25LG 4T

needed; if you are hearing or voice impaired,

# NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0863087722

Certificate No.: 2023 / 9072 File No.: 2025-872 Year of Issuance: 2023 Description of Property:

COPPER RIDGE TRACT B1 LOT 20 AND A PORTION OF LOT 19 DESC AS FOLLOWS BEG AT PT COMMON AS FOLLOWS BEG AT PT COMMON TO LOTS 19 & 20 AND THE SW RW OF CREST TOP TRAIL THN S 37 DEG 43 MIN 24 SEC W 115 FT THN 4.17 FT ALG THE ARC OF THE CURVE TO THE LEFT W/RAD OF 165 FT CHD BRG N 52 DEG 54 MIN 50 SEC W 4.17 FT THN N 39 DEG 47 MIN 50 SEC E 115 FT TO POB BLOCK C

PLAT BK / PG: 81 / 3 SEC - TWP - RGE: 29 - 29 - 21 Subject To All Outstanding Taxes

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

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

Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest

bidder on (12/18/2025) on line via the internet

at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is working days prior to the date the service is needed; if you are hearing or voice impaired, Dated 10/22/2025

Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 11/7-11/28/25LG 4T

# NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are: Folio No.: 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 /

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, 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.

GENERAL CIVIL DIVISION Case No. 25-CA-010459 Division P BERNICE MCDANIEL and CHRISTOPHER MAYS, Plaintiffs.

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

has been filed against you and you are re-quired to serve a copy of your written defens-es, 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

## **LEGAL ADVERTISEMENT** HILLSBOROUGH COUNTY

Case No.: 25-DR-014258 Division: DP ANA IVIS ROURA BARLET. Petitioner, ISMAEL BONILLA CARDONA,

Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT) TO: ISMAEL BONILLA CARDONA Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANA IVIS ROURA BARLET, whose address is 3501 Lake Azzure Ct Apt #202C, Tampa, Florida 33614, on or before 12/10/2025, and file the original with the clerk of this Court file the original with the clerk of this Court at EDGECOMB COURTHOUSE - 800 E 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

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

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

Dated 10/28/2025 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.

ABIGAIL NICOLE STAMPER a/k/a WIN-

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

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

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

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

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

Dated 10/30/2025 Victor D. Crist, Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor

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,

#### 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 F Twiggs St, Tampa, FL 33602, before service Petitioner or immediately thereafter If you fail to do so, a default may be entered against you for the relief demanded in the

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

## 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(e) on record at the clark's of address(es) on record at the clerk's of-

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

Dated 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

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 in the control of the Court of th

ments 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 NOVEM-BEP 24, 2025, and file the original with the Tarripa, PL 35002- 4933, belofe NOVENI-BER 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 demayded in the petition 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

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

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

PROBATE DIVISION CASE NUMBER: 2025CP001173AX

DOTTIE JEAN CRIST-MARSHALL a/k/a DOTTIE J. CRIST -MARSHALL a/k/a DOTTIE JEAN CRIST a/k/a DOTTIE J. CRIST Deceased.

## NOTICE TO CREDITORS

The administration of the estate of DOT-TIE JEAN CRIST-MARSHALL, deceased, file number 2025CP001173AX 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. This estate is intestate.

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

All persons on whom this notice is served who have objection that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objection with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLI-

## 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 WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION 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 PUB-LICATION OF THIS NOTICE

ALL CLAIMS, DEMANDS AND OBJEC-TIONS NOT SO FILED WILL BE FOR-EVER BARRED.

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

Personal Representative 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 al representative's attorney are set forth

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

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

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

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

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

The date of first publication of this notice is 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@dyeharrison.com Secondary E-Mail:

beckyc@dyeharrison.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.

WANDA J. BAKER AND DEBORAH L. CATERINO, Defendants.

## NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order Directing Clerk to Reset Foreclosure Sale and Disburse Sale Deposit to Plaintiff entered in this cause on November 5, 2025 by the County Cort of Manatee County, Florida, the property

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

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 AND FOR MANATEE COUNTY,

FLORIDA
TVC MORTGAGE TRUST 2023-RTL1 BY U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE,

vs.
ONLY FLIPS LLC; et al,
Defendants. Case No: 2024 CA 001172
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure
dated September 29, 2025, and entered in
Case No. 2024 CA 001172 of the Circuit
Court of the Twelfth Judicial Circuit in and
for Manatee County, Florida wherein TVC
MORTGAGE TRUST 2023-RTL1 BY U.S.
BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE, TION, 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. Ange-CIATION, INC.; are Defendants, Angelina Colonneso, Manatee County Clerk of Courts will sell to the highest and best bidder for cash at www.manatee.realfore-close.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 MANA-TEE COUNTY, FLORIDA.

Commonly known as: 601 Ambassador Ln., Holmes Beach, FL 34217 Ln., Holmes Beach, FL 3421/
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

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 de-posit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED November 10th, 2025

/s/ Rashida Willhoit

Rashida Willhoit, Esq. Florida Bar No. 93582 Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails: rwillhoit@lenderlegal.com EService@LenderLegal.com
If you are a person with a disability who If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711. 11080-1024453

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN & FOR
MANATEE COUNTY, FLORIDA
Clerk Case Number: 412024CA001283CAAXMA NATIONSTAR MORTGAGE

ALLEN R. JENKINS: JULIE A. JENKINS ALLEN R. JENKINS; JULIE A. 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 OLI-

VER
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 Onfor Manatee County, Florida, wherein On-slow Bay Financial LLC is the Plaintiff and ALLEN R. JENKINS, JULIE A. JENKINS, SUSAN OLIVER SURVIVING SPOUSE SUSAN OLIVER SURVIVING SPOUSE
OF SIMON OLIVER, SERVICE MINDS
DBA MISTER SPARKY, ONE HOUR
AIR, ROCKET MORTGAGE, LLC FIK/A
QUICKEN LOANS, LLC FIK/A QUICKEN
LOANS INC and UNKNOWN TENANTS
IN POSSESSION OF THE SUBJECT
DEODEPTY are defended. Apacilia PROPERTY are defendants. Angelina Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realfore-close.com at 11:00 A.M. on the 11th day of December, 2025, the following described property as set forth in said Final Judg-

ment, to wit: THE WEST 45 FEET OF LOT 7, BLOCK THE WEST 45 FEET OF LOT 7, BLOCK 18, HOLIDAY HEIGHTS, 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 5275100109 IF YOU ARE A PERSON CLAIMING A 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 STATES AFTER THE FUNDS APER AFTER THE FUNDS APER AND APPER APPER AND APPER AND APPER AND APPER APPER AND APPER APPER AND APPER APPER AND APPER APPER APPER AND APPER A FUNDS. AFTER THE FUNDS ARE RE-PORTED 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 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 in Case of the Twelfth Uniform Court of the Case o 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 ity, but solely as owner frustee or the New Residential Mortgage Loan Trust 2019-3, is the Plaintiff and Giovanni Coronel; Tan-nia 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 will sell to the lighest and best bluder for cash online at www.manatee.realfore-close.com at 11:00 AM on December 17, 2025 the following described property set forth in said Final Judgment, to wit: LOT 81, PINEWOOD VILLAGE, AC-CORDING TO THE PLAT THEREOF RE-

CORDED IN PLAT BOOK 16, PAGE 15, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA.

Commonly known as: 507 65th Avenue Dr. West, Bradenton, FL 34207 Dr. West, Bradenton, FL 34207
Any person or entity claiming an interest in the surplus, if any, resulting from the Fore-closure Sale, other than the property owner as of the date of the Lis Pendens, must el as of the date of the Lis Ferilders, must fille 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 Mort-

gagee's attorney.
DATED November 7, 2025 /s/ Nick Geraci Nick Geraci, Esq.
Nick Geraci, Esq.
Florida Bar No. 95582
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attoroxy for Plaintiff 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 mediately 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 Coro-

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 Islas Mass ment. 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. Outrange 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 <a href="https://www.watermatters.org/permits/">www.watermatters.org/permits/</a>. Interested persons may inspect a copy of the application and submit written comments concerning the applica-tion. 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 referenceing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at <a href="https://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. 11/21/25LG 1T

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

File No. 412025CP002420CPAXMA

IN RF: 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 al representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 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) 254-8998 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 disburse-

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 Lawer 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

PROBATÉ DIVISION File No. 412025CP002517CPAXMA IN RF: FSTATE OF JANICE FEISTER Deceased.

#### **NOTICE TO CREDITORS**

The administration of the estate of JAN-ICE FEISTER, deceased, whose date of death was November 29, 2024; File Num-ber 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 All other creators of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI-CATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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: DOUGLAS B. STALLEY 16637 Fishhawk Boulevard, Suite 106 Lithia, FL 33547

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

Fax: (813) 254-5222 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.: 2025CA001912AX ACHIEVA CREDIT UNION.

Plaintiff, AARON JAY WINDERS; BRIAN LEE

WINDERS and ALISA RENEE SMITH: if living, and all unknown parties claiming by, through, under or against the above-named Defendant who is not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devi sees, 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 UNKNÓWN TENANT #2; Defendants

#### NOTICE OF ACTION MORTGAGE FORECLOSURE

TO: BRIAN LEE WINDERS, if living, and all unknown s claiming by through un above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendant, if he is

Whose Residence is Unknown Whose Last Known Mailing Addresses are: 12251 Doris Rd., Parrish, FL 34219 13805 Gettis Lee Rd., Parrish, FL 34219

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

A Parcel of land in the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 33 South, Range 19 East, Manatee County, Florida, described as follows: Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4; thence South 00 degrees 17 minutes 47 seconds West, along the West line of the said Southwest 1/4 of the Northeast 1/4, a distance of 25.00 feet: thence South 89 degrees 10 minutes 25 seconds East, 40.00 feet to the Point of Intersection of the East right of way line of Fort Hamer Road and the South right of way line of Doris Street; thence continue South 89 degrees 10 minutes 25 seconds East. along said South right of way line, a distance of 377.47 feet to the intersection with said South line and the North line of said Southwest 1/4 of the Northeast 1/4; thence South 85 degrees 44 minutes 55 seconds East, along said North line, a distance of 212.05 feet for a Point of Beginning; thence continue South 85 degrees 44 minutes 55 seconds East. along said North line, a distance of

## **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 re quired to serve a copy of your written de-fenses, if any, to it on VICTOR H. VESCHIO, Esquire, of Gibbons Neuman, Plaintiff's attornev 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 parriceas 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 tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011 or www.floridabar.org/public/lrs/.

DATED this 7th day of November, 2025. Angelina "Angel" Colonneso Clerk of Circuit Court By: /s/ Kris Gaffney Deputy Clerk

11/14-11/21/25 2T

## **ORANGE COUNTY**

#### 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 DOUAAE EL KANDRI Respondent.

#### NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: DOUAAE 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 fo 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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, reruies 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 Declet 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 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 under signed intend(s) to register with the Florida Department of State, Division of Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of

#### 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,

Plaintiff,

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 Ho-meowners 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 each of wave propagatory for the selection of the select der for cash at <a href="https://www.myorangeclerk.real-foreclose.com">www.myorangeclerk.real-foreclose.com</a>, 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 FLORIDA.

Property Address: 6021 Apollos Corner Way, Orlando, FL 32829

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 imyour 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/ .loshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705

joshua@dhnattorneys.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,

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:

Orange County, Fiorida, 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 ELOPIDA ANGE 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 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 Attorneys for Plaintiff

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

## **ORANGE COUNTY**

SATISFY LIEN PURSUANT TO CHAPTERS 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 KMHD84LF6HU179825 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 SER-VICES (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.

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 gado 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,

Property Description:

UNIT 306, BUILDING 24, OF HAMP-TONS AT METROWEST, A CONDO-MINIUM, ACCORDING TO THE DECLA-MINIOM, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RECORED IN OFFICIAL RECORDS BOOK 7830, PAGE 2283, OF THE PUB-LIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UN-DIVIDED SHARE IN THE COMMON ELE-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 polification if the time before the scheduled. notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 7th day of November, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Ryan Fong Ryan Fong, Esquire Florida Bar No. 113279 ryan@dhnattorneys.com

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

## IN THE CIRCUIT COURT FOR

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

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

The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is November 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, and the support of t by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee. Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause and the Department with law. in accordance with law. 11/14-12/5/25LG 4T

#### IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OR-ANGE COUNTY, FLORIDA Case No. 2018-DR-002271-O

IN RF: RANELL WILLIAMS Petitioner, CARLOS BATISTA. Respondent.

NOTICE OF ACTION FOR
SUPPLEMENTAL PETITION TO
MODIFY PARENTAL RESPONSIBILITY,
VISITATION, OR PARENTING PLAN/
TIME-SHARING SCHEDULE AND OTHER RELIEF

TO: CARLOS BATISTA Last Known Address: 10124 Colt Lane, Winter Garden, FL 34787

YOU ARE NOTIFIED that an action for Supplemental Petition to Modify Parental Responsibility, Visitation, or Parenting Plan/ Time-Sharing Schedule and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to attorney for RANELL WILLAMS, Markos D. Eugenios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, FL 34794, eugenioslaw@outlook.com on or before 12/11/2025 and file the original with the clerk of Court at 425 North Orange Avenue, Orlando, FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the supplemental petition.

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated October 22nd, 2025.

Tiffany Moore Russell Clerk of the Circuit Court By: /s/ Robert Hingston Deputy Clerk 425 N Orange Ave #320 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.

Enver R. Lora Ruiz; et al. Defendant(s)

## NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to an Order Granting Final Judgment of Fore-closure, 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 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 sched-led court anneagance or immediately. uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated 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@dhnattorneys.com

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

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

CASE NO.: 2025 CA 001922 MF TOORAK CAPITAL PARTNERS LLC PLAINTIFF,

1434 ROLLING FAIRWAY DRIVE LLC, DEFENDANT(S)

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, Last Known Address: 1975 of st St Apt SK, 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,

has been filed against you and you are rehas been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 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 vice on Plaintiff's attorney or immediately thereafter; otherwise a default will be en-tered 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,

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 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 Distriction of the Cartesian County, Probate Distriction of the Cartesian County, Probate Distriction of the Cartesian Cartesi vision, the address of which is 7530 Little Road New Port Richey, FL 34656. The names and address of the personal representative and the personal representa-tive's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands 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 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 PE RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is 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.: 512025CP001441CPAXWS

IN RE: THE ESTATE OF: PETER CHRISTIAN. Deceased.

## NOTICE TO CREDITORS

The administration of the Estate of PET-ER CHRISTIAN deceased, whose date of death was August 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division East, the address of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative: Gregory A. Richards, Jr. 16936 Secret Meadow Drive Odessa, Florida 33556 Attorney for Personal Representative:

Robert L. Olsen LONGHOUSE, RICHARDS, OLSEN & RIEF, PLLC 202 S. Rome Avenue, Suite 110 Tampa, Florida 33606 Telephone: (813) 223-5351 E-mail: rolsen@lrorlaw.com Secondary e-mail: sferraro@lrorlaw.com Florida Bar No.: 921490

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

#### IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CC005896CCAXWS

DARREN BROCK AND MARY BROCK

Plaintiff.

PATRICK W. PEMPSELL AND DARA A. PEMPSELL, Defendant(s)

## NOTICE OF SALE

Notice is given that pursuant to an Amended Final Judgment of Foreclosure dated October 17, 2025, in Case No.: 2024CC005896CCAXWS, of the Circuit

## PASCO COUNTY

Court of Pasco County, Florida, in which PATRICK W. PEMPSELL and DARA A. PEMPSELL are the Defendants, I will sell to the highest and best bidder for cash www.pasco.realforeclose.com, at 11:00
a.m. on the 1st day of December, 2025,
the following described property set forth
in the Amended Final Judgment:

Lot 6, Block 10, Bridgewater Phase 1 and 2, Plat Book 48, Page 110, of the public records of Pasco County.

If you are a person claiming a right to funds remaining after the sale, you must file a claim with the clerk no later than 60 days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds. After 60 days, only the owner of record as of the date of the lis pendens may claim the surplus.

First publication of this Notice on November 21, 2025 in La Gaceta.

Second publication of this Notice on November 28, 2025 in La Gaceta.

If you are a person with a disability who needs accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Contact either the Pasco County Customer Service Center, 8731 Citizens
Drive, New Port Richey, FL 34654, (727)
847-2411 (V), or the Pasco County Risk
Management Office, 7536 State Street,
New Port Richey, FL 34654, (727) 8478028 (V), at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is fewer than seven days. If you are hearing or voice impaired, call 711.

Prepared by: Roland D. Waller, Esq., FBN 139706 The Law Office of Roland D. Waller 5332 Main St, New Port Richey, FL 34652

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 person al representative's attorney are set forth below.

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

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

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

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

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

DEATH IS BARRED. The date of first publication of this notice is November 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@ipfirm.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, 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 pames of those \$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

## **PASCO COUNTY**

ALL INTERESTED PERSONS ARE NOTI-

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVANDS NOT SO FILED WILL BE FOREVAND THER 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: trustor1985@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 Riordan 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'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,

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 <a href="www.pasco.realforeclose.com">www.pasco.realforeclose.com</a> 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

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

# 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

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: <a href="https://www.pasco.realforeclose.com">www.pasco.realforeclose.com</a>, 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 ½ 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/ 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) ham@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

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 Attorney for Personal Repres

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.

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-CA000984 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 Mortgagee's attorney.

DATED November \_14\_\_\_\_\_, 2025

DATED November \_14\_\_\_\_, 202
/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,

vs.
Melissa Hill, et al.,
Defendants. Case No: 2024CA000539
AMENDED NOTICE OF FORECLOSURE

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

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 Mortgage's attorney.

DATED November 5, 2025

/s/ Nick Geraci

/s/ Nick Geraci, Esq.
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:
MÉLISSA 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
3830 GREENHLEN CR

7607 BRAMBLEWOOD DR
PORT RICHEY FL 34668
MELISSA HILL
3530 GREENHLEN CR
PALM HARBOR FL 34653
MELISSA HILL
7607 BRAMBLEWOOD DR
PORT RICHEY FL 34668
UNKNOWN TENANT #1
7607 BRAMBLEWOOD DR
PORT RICHEY FL 34668
UNKNOWN TENANT #2
7607 BRAMBLEWOOD DR
PORT RICHEY FL 34668
UNKNOWN TENANT #2
7607 BRAMBLEWOOD DR
PORT RICHEY FL 34668
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
C/O John F. Rudy III
400 North Tampa Street Suite 3200
Tampa, FL 33602
USAFLM.HUD@usdoj.gov

USAFLM.HUD/@usdoj.gov DOJMDFla@hud.gov ORCHID LAKE VILLAGE ASSOCIATION, INC Rehm, Gregory G 8015 Floral View Way Port Richey, FL 34668 /s/Nick Geraci Nick Geraci, Esq. 11080-1024332

IN THE CIRCUIT COURT 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 AL-FRED 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 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 no tice 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 representativer and the personal representativer 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

/s/ Jarries Floward 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

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: qpotlaw@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.

dress on record at the clerk's office.

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

4417 Hawksley PI Wesley Chapel, FL 33545

## LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees,
creditors and other unknown persons ounknown spouses claiming by, through and
under the above-named Defendant(s), if deceased or whose last known addresses are

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

LOT 39, BLOCK 1, HAMILTON PARK, ACCORDING TO THE MAP OR PLAT

## PASCO COUNTY

COUNTY, FLORIDA.

THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 140 TO 144 INCLU-SIVE, PUBLIC RECORDS OF PASCO

has been filed against you and you are required to serve a copy of your written de-fenses, if any, to it on Nick Geraci, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before December 15th,

If you are a person with a disability who needs any accommodation in order to partici pate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information tance. 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 accommoprovide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

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

BERNI ROSER CASTILLO AND DERBY NICOLLE RIVERA,

#### Defendant. NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Fore-closure entered in this cause on November 10, 2025, by the County Court of Pasco 10, 2025, by the County Court of Pasc County, Florida, the property described as:

LOT 3. Block 6. Oakstead Townhomes according to the plat thereof recorded at Plat Book 81, Pages 11 through 17, in-clusive, of the Public Records of Pasco 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 <a href="https://www.pasco.gea/foreclose.com">www.pasco.gea/foreclose.com</a> at 11:00 A.M. on January

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

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Court's ADA Coordinator, Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654, (727) 847-2411, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 11th day of November 2025 /s/ Tiffany Love

Tiffany Love Esq. Florida Bar No.: 92884 tiffanv.love@arlaw.com ADAMS AND REESE LLP 100 N. Tampa Street, Suite 4000 Tampa, FL 33602 Telephone: (813) 227-5541 Facsimile: (813) 227-5641 Attorneys for Plaintiff

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

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

CIVIL DIVISION CASE NO.: 2025CA002053CAAXWS NATIONSTAR MORTGAGE LLC Plaintiff.

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,

## **LEGAL ADVERTISEMENT** PASCO COUNTY

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 oreclosure of Mortgage on the following described property:

cribed 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 URLIC DECORDES DOMINIUM PLAT BOOK 9, PAGES 165-167, PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE OR INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

has been filed against you and you are re quired 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 birty (30) days after the first publication 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 eight ther before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-manded 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, ticipate 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 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

WITNESS my hand and the seal of this Court this 7th day of November, 2025 Nikki Alvarez-Sowles, Esq. By: s/ Haley Joyner

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

Miller, George & Suggs, PLLC

## NOTICE OF ADMINISTRATION

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

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

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

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived statutes, will be deemed to have warved 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 convert the petition of exhibitions to vice of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of a will or involving any other matter affecting any part of the exempt

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

## PASCO COUNTY

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,

#### NOTICE TO CREDITORS

The administration of the estate of KATH-ERINE KARAGOZIAN, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 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,

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

## NOTICE OF ACTION

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 partie claiming by, through, or under those unknown natural persons; and the several and respective unknown ass 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

THE NORTH 220 FEET OF EAST ½ OF SOUTHWEST ¼ LYING EAST OF FT. KING ROAD AND NORTH 220 FEET

quiet title to the following property in Pasco

#### PASCO COUNTY

OF WEST ½ OF SOUTHEAST ¼ OF SOUTHWEST ¼, ALL IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. LESS THOSE PARCELS DESCRIBED

OFFICIAL RECORDS BOOK 6394 PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6394, PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6394, PAGES 267 THROUGH 268, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RÉCORDS BOOK 6394, PAGES 113 THROUGH 114, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6409, PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6426, PAGES 1596 THROUGH 1597, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6457

PAGES 50 THROUGH 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6472

PAGES 1878 THROUGH 1879, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6468, PAGES 589 THROUGH 590, OF THE PUBLIC RECORDS OF PAS-

CO COUNTY, FLORIDA; 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 PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6620

PAGES 888 THROUGH 889, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CU CUUNIY, 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 PAS-

CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6743, PAGES 1398 THROUGH 1399, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6743, PAGES 1489 THROUGH 1490, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6820, PAGES 1385 THROUGH 1386, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6814, PAGES 1479 THROUGH 1480, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PAS-

CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6806, PAGES 1954 THROUGH 1955, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6787, PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6814 PAGES 1508 THROUGH 1509, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CU CUUNIY, 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

OFFICIAL RECORDS BOOK 6922, PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA

29. OFFICIAL RECORDS BOOK 6922, PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7024

PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PAS-CO 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 PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7110, PAGES 1245 THROUGH 1246, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7101, PAGES 200 THROUGH 201, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7291 PAGES 817 THROUGH 818, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7291 PAGES 850 THROUGH 851, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7291, PAGES 878 THROUGH 879, OF

## PASCO COUNTY

THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7291, PAGES 1039 THROUGH 1040, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7375, PAGES 26 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

42. OFFICIAL RECORDS BOOK 7375, PAGES 394 THROUGH 395, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7375, PAGES 409 THROUGH 410, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7518, PAGES 1075 THROUGH 1076, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7533,

PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PAS-CO 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 PAS-CO COUNTY, FLORIDA;

CO 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 COUNTY, FLORIDA.

has been filed against you and you are renas 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 adress 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 against you for the relief demanded in the

Dated on November 6, 2025. By: /s/ Nikki Alvarez-Sowles Pásco County Clerk & Comptroller Deputy Clerk: Haley Joyner Dated this 4th day of November 2025. By: /s/ Scott W. Fitzpatrick, B.C.S., Esq. rida 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

> 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 Elleen 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:

Address 22840 Collridge Drive Land O'Lakes, FL 34639

ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other against the estate of the decedent office 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 ELLED WILL BE ED. MANDS NOT SO FILED WILL BE FOR-EVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 21, 2025. Person Giving Notice:

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

Kristine Mullins

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

Secondary E-Mail: evanskeene@aol.com

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

Case No. 2025CA000297CAAXWS STEVEN D. DEGRACIA.

BARBARA J. LANKARD, Defendant. PLAINTIFF'S NOTICE OF ACTION

TO: BARBARA J. LANKARD: (Continued on next page)

LA GACETA/Friday, November 21, 2025/Page 33

#### 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

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,

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, United Courts, Caret by the County Court of Pasco County, Florida, the property described as:

LOT 10, Block 59, WATERGRASS PAR-CEL H-1, according to the plat thereof, as recorded in Plat Book 80, Page(s) 1, of the Public Records of Pasco County, 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 <a href="https://www.pasco.re-alforeclose.com">www.pasco.re-alforeclose.com</a> 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

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. 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 out to provision of the control of th uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 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

Attorneys for Plaintiff 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

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

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

Dated 10/27/25 Nikki Alvarez-Sowles Clerk of the Circuit Court 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 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 therefore. after. If you fail to do so, a default may be entered against you for the relief de-manded in the Petition.

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

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

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

## 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 pay be been dead will seek any either relief. 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 Guardian

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.

Attorney for Personal Representative 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,

SERGIO AUGUSTO PEREZ,

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

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

Dated 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,

ALLAN STONE and UNKNOWN TENANT.

#### 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 Lot 49, less the North 1.46 feet thereor together with the North 0.92 feet of Lot 48, Building 7, Unit 7, of PINE BROOK ESTATES PHASE TWO, UNIT 4, ac-cording 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 re-

lief demanded in the Complaint or Petition. In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (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 Services.

DATED on this 19th day of November,

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 there-after; or a default will be entered against ou for the relief demanded in the Petition 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

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 the addresses on record at the clerk's

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

Dated 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 <u>December 9, 2025</u> 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# 0002572232

Additional personal property unknown 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

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

RANK SCORE Owner: Gulf Coast Brands LLC 3980 Tampa Road, Suite 205 Oldsmar, FL 34677

# 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 ersonal representative's attorney are set

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

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

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

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

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM

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

Patrick Sorrentino 12253 Grizzly Lane New Port Richey, FL 34654

/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

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

11/21-12/12/25LG 4T

#### IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA

PROBATÉ DIVISION File No. 21-11825-GD Section 004

MICHAEL PASSAFIUME. an incapacitated person. NOTICE OF PETITION FOR DISCHARGE

IN RE: GUARDIANSHIP OF

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, and county for the person and proportive.

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 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

IN THE CIRCUIT COURT FOR PROBATE DIVISION

11/21-12/12/25LG 4T

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, ceased, whose date of ceath 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 Representation tative 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 Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Proporniorin Disposition of Confirminity Prop-erty 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)

Page 34/LA GACETA/Friday, November 21, 2025

## PINELLAS COUNTY

DEATH IS BARRED.

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

Attorney for Personal Representative:

# **PINELLAS COUNTY**

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

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

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

Personal Representative Candace Walter 231 Alben Street Alton, Illinois 62002

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 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,

#### 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 THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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.

DOLORES P. GIVENS, an individual, Defendant.

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 clark of this 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

## **LEGAL ADVERTISEMENT PINELLAS COUNTY**

315 Court Street, Clearwater Pinellas County, FL 33756-5165 Bv: /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.

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,

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 ther before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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.

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 Rec ords 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 poster and file 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 Bv: /s/ Stevie Avars

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

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

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

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

The date of first publication of this notice is November 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

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

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

Telephone: (813) 870-9555

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

The date of first publication of this notice is November 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

## NOTICE TO CREDITORS

The administration of the estate of Rose DiMasi, deceased, whose date of death was March 26, 2025, is pending in the Vas March 26, 2025, is perioning 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 resentatives 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 PUB-LICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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 manufactur-ing operation, which is located in Pinellas County at 7340 Bryan Dairy Road in Semi-

nole, Florida. **Project:** This project authorizes increasing the number of soldering machines at the facility up to a maximum of ten total 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 re-view 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. roject 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 purpler is 431, 470, 5700. 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 Preiminary 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 No-tice. 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 petitled to written solds. 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 ocreceipt 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 conv of the petition to the applicant at 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 expla-nation 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 peti-tion 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 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 petirunning of the time period for filing a petition until the request is acted upon

Mediation: Mediation is not available in

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

Plaintiff, DEBBIE L. RADSICK; UNKNOWN

NATIONSTAR MORTGAGE LLC.

SPOUSE OF DEBBIE L. RADSICK; (Continued on next page)

#### **PINELLAS COUNTY**

PELICAN ISLE TOWNHOMES
HOMEOWNERS' ASSOCIATION,
INC; TIERRA VERDE COMMUNITY
ASSOCIATION, INC.; UNKNOWN
TENANT #1; UNKNOWN TENANT #2; ALL
OTHER UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH, UNDER,
AND AGAINST THE HEREIN NAMED
DEFENDANT(S) WHO ARE NOT KNOWN
TO BE DEAD OR ALIVE, WHETHER
SAME UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

#### NOTICE OF ACTION

TO: DEBBIE L. RADSICK Last Known Address: 1109 Pinellas Bayway S 306, Saint Petersburg, FL 33715

UNKNOWN SPOUSE OF DEBBIE L. RADSICK Last Known Address: 1109 Pinellas Bayway S 306, Saint Petersburg, FL 33715

UNKNOWN TENANT #1 Last Known Address: 1109 Pinellas Bayway S 306, Saint Petersburg, FL 33715 UNKNOWN TENANT #2

UNKNOWN TENANT#2
Last Known Address: 1109 Pinellas Bayway S 306, Saint Petersburg, FL 33715
TO: ALL OTHER UNKNOWN PARTIES

CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS whose residence is unknown if he/she/they

be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in PINEL-LAS County, Florida, legally described as:

LOT 20, PELICAN ISLE TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 63, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

This property is located at the street address of: 1109 Pinellas Bayway S, Apt 306, Saint Petersburg, FL 33715.

YOU ARE REQUIRED to serve a copy of your written defenses within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

WITNESS my hand and the seal of the court on November 12, 2025.
Ken Burke, CPA
Clerk of The Circuit Court
By: /s/ Thomas Smith
Deputy Clerk
MCMICHAEL TAYLOR GRAY, LLC

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

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINEL-LAS COUNTY, FLORIDA

CIVIL DIVISION Case No. 21-009063-CO

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

LANI A. KIMMEL and UNKNOWN TENANT, Defendants.

#### NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 21-009063-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein BRIAR CREEK MOBILE HOME COMMUNITY II, INC. is Plaintiff, and LANI A. KIMMEL, is Defendant, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on December 18, 2025, in an online sale at <a href="https://www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a>, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

That certain condominium parcel described as Lot 7, Block "S", of BRIAR CREEK MOBILE HOME COMMUNITY II, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Book 5039, Page 1378, and recorded in Condominium Plat Book 42, Page(s) 86 through 94, inclusive, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with any undivided share in the common elements appurtenant to such unit. Together with that 1981 CELT Mobile Home unit situate thereon with VIN #s KBFLSNA243132 and Title #s 21007186 and 21007187.

Property Address: 130 Vinewood Drive, Safety Harbor, FL 34695-4687

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

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any

#### **PINELLAS COUNTY**

proceeding.
Dated November 12, 2025
/s/ Scott B. Tankel
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
Scott B. Tankel, Esq., FBN 118453
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
Attorney for Plaintiff

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

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

CASE NO.: 25-CC-007547

THE ISLANDER CONDOMINIUM ASSOCIATION, INC., Plaintiff.

WILMER E. EICHLER, Defendant.

#### NOTICE OF ACTION

TO: WILMER E. EICHLER 105 Island Way, Unit 114 Clearwater, FL 33767

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pinellas County, Florida:

Unit 114 OF THE ISLANDER ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGES 64, 65 AND 66, BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3858, PAGE 128, AS AMENDED, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses.

if any, on or before 30 days after the first publication of this Notice of Action, on Katherine Martinez, Esq., Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, (727) 464-4880(V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711.

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

WITNESS my hand and the seal of this Court on this 12th day of November, 2025. Ken Burke, Clerk of Court By /s/ Thomas Smith Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601

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

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

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

Telephone: (813) 204-6492

vs.
ALLISON LOWE, an unmarried woman and UNKNOWN TENANT, Defendants.

#### s. Notice of action

STATE OF FLORIDA
TO: ALLISON LOWE, an unmarried woman, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNIKNOWN

address is UNKNOWN.
YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida:

That certain condominium parcel consisting of Unit 9, together with an undivided share in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, easements, restrictions, and other provisions of that certain Declaration of Condominium of Princess Ann, A Condominium, recorded in Official Records Book 4876, Pages 1861 through 1907, inclusive, and any amendments thereto, and according to the plat thereof, as recorded in Condominium Plat Book 35, Page 10, and any amendments thereto, Public Records of Pinellas County, Florida.

cords of Pinellas County, Florida. has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:

SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 10th day of November, 2025. Ken Burke Clerk of the Circuit Court 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith

## **PINELLAS COUNTY**

Deputy Clerk

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

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

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

JEREMY A. MILLER and UNKNOWN SPOUSE OF JEREMY A. MILLER, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants.

#### NOTICE OF SALE

Notice is hereby given that, pursuant to an Order Rescheduling Foreclosure Sale and a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pinellas County, Florida, Ken Burke, the Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as:

THE WEST 1/2 OF LOT 17 AND ALL OF LOT 18, BLOCK 13, SHORE ACRES CENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93-S, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

at public sale, to the highest and best bidder, for cash, in an online sale at <a href="www.pinellas.realforeclose.com">www.pinellas.realforeclose.com</a> beginning at 10:00 a.m. on December 3, 2025

December 3, 2025.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

ass than seven days.

DATED this 5th day of November, 2025.

ROD B. NEUMAN, Esquire

For the Court

Bv: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman 3321 Henderson Blvd, Tampa, FL 33609

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

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

CIVIL DIVISION
CASE NO: 25-008170-CO
LAFAYETTE SQUARE CONDOMINIUM
ASSOCIATION, INC.,
a Florida pot-for-profit compration

a Florida not-for-profit corporation, Plaintiff, vs.

vs.
ERIK JOHN VARES, a single man and UNKNOWN TENANT,
Defendants.

## NOTICE OF ACTION

STATE OF FLORIDA

TO: ERIK JOHN VARES, a single man, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida:

Unit 104, Building A, of Lafayette Square, Phase 1, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5254, Page(s) 550, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas

County, Florida.

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:

Inst publication of this Notice of Action on:
SCOTT B. TANKEL, Esquire, Plaintiffs 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 Plaintiffs attorney or immediately
thereafter; otherwise a default will be entered
against you for the relief demanded in the
Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 10th day of November, 2025.

Ken Burke Clerk of the Circuit Court 315 Court Street, Cleanwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk

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

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

File No. 25-008791-ES

Division Probate

IN RE: ESTATE OF GLENDA BALOS, a/k/a GLENDA RUSSO, a/k/a GLENDA ELLEN BALOS-RUSSO

## PINELLAS COUNTY

Decease

a. Notice to creditors

The administration of the estate of GLEN-DA BALOS, alk/a GLENDA RUSSO, alk/a GLENDA ELLEN BALOS-RUSSO, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other dedicts 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

All other creditors of the decedent and

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/ Jordene Sue Mark JORDENE SUE MARK

63 Thompson Street, Apt. 3B New York, NY 10012 Attorney for Personal Representative: /s/ Cynthia I. Waisman, Esq. Cynthia I. Waisman, P.A.

Cynthia I. Waisman. P.A.
Florida Bar Number: 0169986
2451 McMullen Booth Road, Suite 214
Clearwater, FL 33759
Telephone: (727) 712-2299
Fax: (813) 890-3461

E-Mail: cynthia@cynthiawaismanlaw.com Secondary E-Mail: cynthiawaisman@gmail.com

on of Dublic Austion

Notice of Public Auction

Notice of public auction for monies due on Storage Units. Auction will be held on November 25th 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

10314-10340 US HWY 19 PORT RICHEY, FL 34668		
210	VINCENT PENSABENE	\$337.40
2346-50	KENNETH YAGER	\$768.35
1258	MARY LISA MARTIN	\$654.50
2416	GEORGE FACCIO	\$516.80
1563	KALA ADAMS	\$232.85
1277	DEBORAH CANALES RETAMAR	\$309.35
2183	GABRIEL ROBERTS	\$366.80
2112	OCTAVIA SULLIVAN	\$516.80
1539	RICHARD GREENSTEIN	\$416.45
1234	TAVIAN BROOKS	\$309.35
2180 BELCHER RD S. LARGO FL 33771		
E149	CAROL PETITE	\$1.173.40

6249 SEMINOLE BLVD SEMINOLE FL 33772 349 DAVID SEVENER \$355.25 HEATHER DARCY 811 \$470.90 6209 US HWY 19 NEW PORT RICHEY FL 34652 E020 MEGAN DANIELS \$351.50 4015 PARK BLVD. PINELLAS PARK, FL 33781 CHRISTOPHER FISHER D224 \$397.40 ALEXIA MILIAN \$789.90 C131 JERROD DOUSE BRIENI WATSON C032 \$744.00 ISVARA DHANESAR \$458.60 C207 TAMEIKA SHEDRICK \$698.90

A012 GORDON COLLINS \$780.00 13240 WALSINGHAM RD. LARGO, FL 33774 D272 CHERYL BURGMAN \$562.70

 D272
 CHERYL BURGMAN
 \$562.70

 975 2ND AVE S. ST. PETERSBURG, FL 33705

 2033
 MAYCON MOTADASILVA
 \$606.30

 4062
 SIBWEIA FRAZER
 \$436.90

 5056
 ERIC MCMILAN
 \$633.90

 6118 US
 HWY 19 N. NEW PORT RICHEY, FL 34652

 C574
 MATTHEW JETTER
 \$171.65

 B325
 RENE CASTELLANOS
 \$366.80

12420 STARKEY RD. LARGO, FL 33773

CB08 SCOTT DEARING \$396.00

C004 PATRICIA MORRISSEY \$771.00

13564 66TH ST N. LARGO FL 33771

 L051
 ZACHARY DUNLOP
 \$397.40

 23917 US 19 N. CLEARWATER FL 33765
 2336
 \$385.10

 2336
 DIEGO ORTIZ
 \$841.30

 2300
 GLENN SCOTT
 \$508.25

 1302
 KELLY CORCORAN
 \$1,061.40

 5200 PARK ST. ST PETERSBURG FL 33709

095 JANIA WILLIAMS \$759.30 547 JOHANNA GAVIOLA \$498.20 11/14-11/21/25LG 2T

IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 23-011602-ES IN RE: ESTATE OF CRAIG F. DEVONSHIRE

Deceased

# NOTICE OF ACTION (formal notice by publication)

TO: JULIE DEVONSHIRE
and Any and All Heirs of the Estate of
Craig F. Devonshire
YOU ARE NOTIFIED that a PETITION

YOU ARE NOTIFIED that a PETITION FOR APPROVAL OF CONFIDENTIAL SET-TLEMENTS AND ALLOCATION has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ◆ ALVAREZ ◆ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before December 12th, 2025, and to file

## PINELLAS COUNTY

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.

without further notice.

Signed on November 6th, 2025.
Ken Burke
Clerk of the Circuit Court & Comptroller
As Clerk of the Court
By: s/ Alma T.
As Deputy Clerk

First Publication on November 21th, 2025
11/14-12/5/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25 009623 ES

File No. 25-008623-ES IN RE: ESTATE OF ROBERT SANDOR JR.,

## Deceased. NOTICE TO CREDITORS

The administration of the Estate of Robert Sandor Jr., deceased, whose date of death was April 20, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative and the personal representative are set forth below.

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

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

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

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

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

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

November 21, 2025.
Personal Representative:
Cynthia Anna Sandor
149 Garden Street
Conneaut, Ohio 44030
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com

rhianna@atcauselaw.com 11/14-11/21/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 25-009746-ES IN RE: ESTATE OF STEVEN KARL ALLEN a/k/a STEVEN ALLEN, Deceased.

Secondary E-Mail:

# d. NOTICE TO CREDITORS

The administration of the Estate of Steven Karl Allen a/k/a Steven Allen, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative 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.

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:

Marcia Daba Allen 4168 Capitol Drive Palm Harbor, Florida 34685 Attorney for Personal Representative:

Lakiesha Williams

#### **PINELLAS 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

IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNER

Case No. CV09-25-1205 NORTH IDAHO FLOOD AND FIRE, LLC, an Idaho limited liability company,

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

# SUMMONS FOR PUBLICATION

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

You have been sued by NORTH IDAHO FLOOD AND FIRE, LLC, an Idaho limited liability company, the Plaintiff, in the District Court in and for Bonner County, Idaho, Case No. CV09-25-1205.

The nature of the claim against you is breach of contract.

Any time after 21 days following the last publication of this Summons, the court may enter a judgment against you without further notice, <u>unless</u> prior to that time you filed a written response in the proper form, including the case number and paid any required filing fee to the Clerk of the Court at Bonner County Courthouse, 215 S. First Avenue, Sandpoint, Idaho 83864, telephone number (208) 265-1432, and served a copy of your response on the Plaintiff's attorney at Adam O. Finney, Finney Finney & Finney, P.A., Old Power House Building, 120 East Lake Street, Suite 317, Sandpoint, Idaho 83864, telephone number (208) 263-7712.

A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff.

If you wish legal assistance, you should immediately retain an attorney to advise you in DATED 9/18/2025

BONNER COUNTY DISTRICT COURT By: Charity L. Hadley Deputy Clerk ADAM O. FINNEY FINNEY FINNEY & FINNEY, P.A. Attorneys at Law Old Power House Building 120 East Lake Street, Suite 317 Sandpoint, Idaho 83864 Phone: (208) 263-7712 Fax: (208) 263-8211 iCourt: adamfinney@finneylaw.net Attorneys for Plaintiff

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

## **POLK COUNTY**

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 53-2024-CA-003850

CARRINGTON MORTGAGE SERVICES,

Plaintiff.

JESSICA M. MIKLAS; HEATHER HILL HOMEOWNERS ASSOCIATION, INC. and UNKNOWN TENANT #1 NKA JEAN Defendants

## NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on October 6, 2025, in the abovecaptioned action, the following property situated in Polk County, Florida, described

LOT 149, HEATHER HILL PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 21, OF THE PUB-LIC RECORDS OF POLK COUNTY,

Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 6th day of January, 2026 on-line at 10:00 a.m. (Eastern Time) at <a href="https://www.polk.realforeclose.com">www.polk.realforeclose.com</a> to the highest bidder, for cash, after giving notice as required by section 45.031,

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 Of-fice of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notifica-tion if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711

Dated this 16th day of October, 2025. /s/ Michael Covle

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

#### **POLK COUNTY**

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

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

Case No. 2025CC-004430 ARLINGTON SQUARE HOMEOWNERS

ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff,

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 Courty, 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

IN THE CIRCUIT COURT OF THE TENTH JUDI-CIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA000904000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DIANE H. MOORE,

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 LINKNOWN 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 SUB-

DIVISION, 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 1/4 OF SECTION 17, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK

TOGETHER WITH THAT CERTAIN 2018 MANUFACTURED HOME. ID NOCO FLTHLCT2875L3584A/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 ENTI-TLED 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 pro ceeding, 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 Dated this 12th day of November, 2025. By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by:

Miller, George & Suggs, PLLC

## **POLK COUNTY**

ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, Fl. 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM

IN THE CIRCUIT COURT OF THE TENTH JUDI-CIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPAC-ITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2023-NQM1,

Case No: 2025-CA-000796

JAROD EDWARDS a/k/a JAROD ALLAN ED-WARDS; et al., Defendants.

NOTICE OF ACTION

JAROD EDWARDS A/K/A JAROD ALLAN ED-

501 MAPLE LEAF CT. HAINES CITY, FL 33844 JAROD EDWARDS A/K/A JAROD ALLAN ED-

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 abovenamed 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

33, OF GRENELEFE CAMELOT CONDOMINIOM
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
RESCRIPTION ACCORDINATION AND BEING FURTHER
RESCRIPTION ACCORDINATION 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
MORFICIAL DECORP BOOK 323 PAGE 427 IN OFFICIAL RECORD BOOK 1923, PAGE 1674 AND IN OFFICIAL RECORD BOOK 1929, PAGE 1045 AND SAID PLAT BEING REVISED IN CON-DOMINIUM PLAT BOOK 4, PAGES 33 THROUGH 38 AND CONDOMINIUM PLAT BOOK 4, PAGES

42 THROUGH 47. 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 Deputy Clerk (COURT SEAL) 11080-1024701

IN THE CIRCUIT COURT OF THE TENTH JU-DICIAL CIRCUIT, IN AND FOR POLK COUNTY,

CASE No. 2025CA-003313-A000-BA PANY, N.A. AS TRUSTEE FOR MORTGAGE AS-SETS MANAGEMENT SERIES I TRUST, PLAIN-

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELIZABETH H. RODEN A/K/A ELIZABETH RODEN A/K/A ELIZABETH LOUISE RODEN, 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 Elizabeth H. Roden AIK/A Elizabeth Roden AIK/A

Elizabeth Louise Roden RESIDENCE: UNKNOWN KNOWN ADDRESS: 825 Miranda Trail, Lakeland, FL 33809

Lakeland, FL 33809
To: Unknown spouse of Elizabeth H. Roden A/K/A
Elizabeth Roden A/K/A Elizabeth Louise Roden
RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 747 Miranda Trail, YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:

"LOT 40, OF ROBSON ACRES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 36
OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, TOGETHER WITH A 1992 REDMAN DOUBLE WIDE MOBILE HOME VIN# 146M6860A

AND 146M6860B" AND 146M68608"
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillisboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court within 20 down offer the first publication. of the Court, within 30 days after the first publication of this notice, either before December 21, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the

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

Date: November 13, 2025 Stacy M. Butterfield Clerk of the Circuit Court By: Deputy Clerk of the Court

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

## **POLK COUNTY**

call 711. 11080-1025014

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

CASE NO.: 2025CA-003445-A000-BA FREEDOM MORTGAGE CORPORATION PLAINTIFF,

MICHAEL LEE STEPHENSON AND MORGAN LEE STEPHENSON, ET AL., DEFENDANT(S). NOTICE OF ACTION

TO: Unknown Spouse of Thelma B. Lamb Last Known Address: 1218 Longwood Oaks Blvd. Lakeland, FL 33811

Current Residence: UNKNOWN TO: Unknown Spouse of Steven W. Lamb Last Known Address: 105 Forrest Ct, Springfield, TN 37172

Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 36, COUNTRY KNOLL, according to the plat thereof, recorded in Plat Book 84, Page 42, of the

Public Records of Polk County, Florida.

Together with the 1990 MERI Mobile Home Vin Nos.: SW356G29519A and SW356G29519B, Title Nos.: 48902826 and 48908430.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Sulte 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 1 tice 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 appear ance 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

WITNESS my hand and the seal of this Court this 6th day of November, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIR-

**CUIT COURT** As Clerk of Court

As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th
Ave, Tampa, FL 33605
11080-1024492

IN THE CIRCUIT COURT OF THE TENTH JUDI-CIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA003384A000BA LAKEVIEW LOAN SERVICING, LLC

ANDRAL SUE RAPHAEL A/K/A ANDRAL RA-PHAEL, ET AL., DEFENDANT(S). NOTICE OF ACTION

TO: Andral Sue Raphael Last Known Address: 507 Big Sioux Ct, Poinciana, Current Residence: UNKNOWN

TO: Andral Sue Raphael Last Known Address: 904 Federal ST, Orlando,

Current Residence: UNKNOWN TO: Andral Sue Raphael Last Known Address: 8544 Park Highland Dr, Or-

lando, FL 32818 Current Residence: UNKNOWN TO: Andral Sue Raphael Last Known Address: 1625 Mercy DR, APT 14, Or-

lando, 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.

Current Residence: UNKNOWN TO: Unknown spouse of Andral Sue Raphael A/K/A Andral Raphael Last Known Address: 8544 Park Highland Dr, Or-

lando, FL 32818 Current Residence: UNKNOWN

TO: Unknown spouse of Andral Sue Raphael A/K/A Andral Raphael Last Known Address: 1625 Mercy DR, APT 14, Orlando, FL 32808.

Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 10, BLOCK 3030, POINCIANA NEIGHBOR-HOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY,

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 thir ty (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 attor ney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 4th day of November, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIR-

CUIT 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 com mon household items. The property is being sold under

## **POLK COUNTY**

Florida Statute 83.806. The names of whose units will be sold are as follows 24789 US Hwy 27 N, Lake Wales, FL 33859

\$713.75

\$759.22

\$459 92

\$757.50

\$641.96

\$739.89

\$343.92

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

D0416 Carmen Guzek \$562.05 Cornetta Grimes \$345.15 B0226 Marquish Seabon \$425.00 Marguish Seabon \$791.90 G0717 1621 N Florida Ave, Lakeland, FL 33805 3103 Marya Jenkins \$364.10 2525 US Hwy 98 N, Lakeland, FL 33810 \$583.00 2204 Ashley Reed Chelsey Griffin Alexis Perez 0222 \$422.60 2193 \$307.10 Tron Wright 1166 \$445.30 2232 Ve'asia Stephens \$293.05 \$520.29 2172 Angel Jackson Christopher Liden \$318.80 Theodore Idleburg 2098 \$398.00 3121 Jessica Wheeler \$607.29 Linda Bailey \$591.50 2164 Paula Higginbotham \$850.10 \$1244.20 3182 Dwayne Hughes Cassandra Blaauberg \$422.60 3019 Shamaro Cox \$398.00 1111 E. Brandon Blvd, Brandon, FL 33511 1063 Shalisa Rankin \$252.87 4100-01 Yolanda Jenkins-Hester \$855.84 Naiah Morrow Feaste \$450.44 4247 2252-54 Timothy Thurmond \$855.84 1121 Brian McKinnon \$533.96 Prisca Deschamps 4420 \$185.20 \$400.50 3233 Linda Lugo 3293-95 Shariyah Williams \$849 57 3445 Cecelia Haywood \$139.02 Yadora Peters 2149 \$372.52 5806 N. 56th St, Tampa, FL 33610 148 \$610.97 Richard Bender 212 Isabella Gagnon \$330.46 150 Vanessa Harris \$324.10 4201 \$681.20 Herny Lewis 4431

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

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

MARC ANTHONY and SAGIRAH T. CHISHOLM and UNKNOWN TENANT,

Marcos Soto

Tierra Sider

Gloria Durant

Evana Lewis

Jerrico Satryan

4112

4427

4009

4211

159

Plaintiff,

# 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 <a href="https://www.polk.realforeclose.com">www.polk.realforeclose.com</a>, beginning at <a href="https://beginning.google.goo

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 sur-plus from the sale, if any, other than the prop-erty owner, as of the date of the lis pendens must file a claim within 60 days after the sale.

In accordance with the Americans With Disabilities Act, persons in need of a special 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** 

# IN THE CIRCUIT COURT FOR

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

POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP003251A000BA IN RF: FSTATE OF JAY ORLANDO SIMMONS

## NOTICE TO CREDITORS

The administration of the estate of JAY ORLANDO SIMMONS, deceased, whose date of death was June 14, 2025; File Number 2025CP003251A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal 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 LATE OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM

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

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

#### **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 <u>AFD@GendersAlvarez.com</u> Whitney C. Miranda, Esq. - FBN 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street

Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com

> IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 003678

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

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

All other creditors of Decedent and other persons having claims or demands against becedent'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 Dispostition of Community Property Rights at Death Act as described in ss. 732.216-732.228, ap-plies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME PER IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER 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

PATRICK A. BENNETT; LOVEL M. BEN-NETT; 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, DEVI-SEES, GRANTEES, OR OTHER CLAIM-ANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, AND UNKNOWN PARTY #3, THE NAMES BEING FICTITIOUS TO AC-COUNT FOR PARTIES IN POSSESSION,

Defendants. NOTICE OF ACTION TO: Defendants, ANY AND ALL UN-KNOWN PARTIES, UNKNOWN PARTY #1, UNKNOWN PARTY #2, and UNKNOWN PARTY #3, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown setural persons if diversed if dead or not 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 othe 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 Plaintiff's, DOUGLAS B. STALLEY, as Trustee for the TANYA GOLDSMITH SPECIAL NEEDS TRUST, 2018 E. 7th Avenue, Tampa, FL 33605, Complaint for breach of promissory note, 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

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 this critical with the Color of this 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. tative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is

November 21, 2025. Personal Representative: /s/ Lawrence Mehringer Lawrence A. Mehringer 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 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 LARHOUASLI MARRAKCHI, Petitioner,

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 LARHOUASLI MARRAKCHI, whose address is 721 Garberia Dr. Davenses port, FL 33837 on or before 12/11/25, and file 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 of-

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

Dated 11/4/25 Stacy M. Butterfield, CPA Clerk of the Circuit Court By: /s/ Marisol Mustafa Deputy Clerk

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

#### IN THE CIRCUIT COURT 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 SET-TLEMENT AND ALLOCATION AS TO SET-TLEMENT WITH LIFE CARE CENTER OF WINTER HAVEN has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Anthony F. Diecidue, Esquire, GENDERS ♦ ALVA-REZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before December 4, 2025, and to file the original of the written defenses with the clerk of this court eight. written defenses with the clerk of this court ei-ther 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 Roy vices, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

# **SARASOTA COUNTY**

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

CIVIL DIVISION Case No. 2025 CC 003518

RAMBI EWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,

DINH TRUNG NGUYEN 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 003518 of the County Court of the Twelfth Judi-cial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. Plaintiff, DINH TRUNG NGUYEN, is [ fendant. The Clerk of the Court, Karen E Rushing, will sell to the highest bidder for cash on **December 8, 2025** in an online sale at <a href="www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a> beginning at **9:00 AM**, the following property as set forth in said Final Judgment, to wit:

Unit 23-C-3, RAMBLEWOOD ACRES, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1044, Pages 1842 to 1874, inclusive, and amendments thereto, and as per plat thereof recorded in Condominium Book 8. F 4, of the Public Records of Sarasota County, Florida.

Property Address: 3242 Ramblewood Drive North, Sarasota, FL 34237-3818

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordiceeding 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

## 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

RAMBI EWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

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 ant 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 Plaintiff and SHARON R. KROUPA, is Plaintiff and SHARON R. COURT Karen Defendant. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on **December 12, 2025** in an online sale at <a href="https://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a> beginning at <a href="https://www.sarasota.realforeclose.com">9:00 AM</a>, 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 re-corded 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 INTER-ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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 hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay 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,

# 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 representativer are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 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,

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 de-fenses, 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 there-after; 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 parneeds 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 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice

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

**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

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 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

## **LEGAL ADVERTISEMENT** 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 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 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, 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:

## **LEGAL ADVERTISEMENT SARASOTA COUNTY**

BEGIN AT THE SOUTHWEST CORNER OF BLOCK B, RIVER PALM SUBDIVISION;
THENCE EAST ALONG THE NORTH
LINE OF ELLIOTT STREET, 100 FEET

POINT OF BEGINNING; THENCE NORTH PARALLEL TO BAINE ROAD,

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

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 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 DECORDADORS OF THE DATE OF THE DECORDADORS. RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if vou are hearing or voice impaired, please

## **LEGAL ADVERTISEMENT** SARASOTA COUNTY

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 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 SERVIC OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands

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

The date of first publication of this notice is November 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 cense(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 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

#### 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 be-

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

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

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

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

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

The date of first publication of this notice is 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 decedant and other recomb building deligned. 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. 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 Law Offices of Carnille 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

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 <a href="https://bob.ai/pha/FL003/apply">https://bob.ai/pha/FL003/apply</a> 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:**

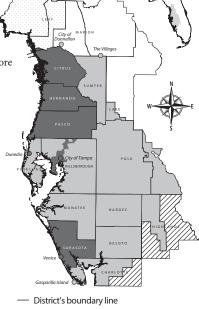
## Effective Dec. 1, 2025

- 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
  - Inform customers about the declaration, local supplies
  - and water conservation opportunities
  - Address inquiries from the District and citizens about

## **ANY QUESTIONS?**

- Visit the District's website at WaterMatters.org/Restrictions for more information.
- Send an inquiry to Water.Restrictions@WaterMatters.org at
- Call (813) 856-5679 during business hours.

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



District's Year-Round Water Conservation Measures

Local Once-Per-Week Watering Restrictions

Continue following restrictions from St. Johns River WMD

Continue following restrictions

Continue following restrictions from South Florida WMD

Southwest Florida

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 The Southwest Florida Water Management District (District) does not discriminate on the basis of disability. Inis nondiscrimination policy involves every aspect of 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 ADACoordinator@WaterMatters.org. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1-800-955-8771 (IDD) 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.

## 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.

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-constructionand-related-rfqs. 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 FDOT 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:

<u>Virtual Hearing:</u>
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

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

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 ersonas que requieran servicios de traducción (sin cargo) deben comunicarse con J 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).

Page 38/LA GACETA/Friday, November 21, 2025

# 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.

11/21/25LG 1T