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, BEVÉRLY 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

/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:

Attorney for Personal Representative:

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

HERNANDO COUNTY

IN THE CIRCUIT COURT OF THE FIFTH

HERNANDO COUNTY

JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA PNC Bank, National Association

Bridget A. Barback, as Heir or Real Estate Beneficiary of the Estate of Roger P. Tellier, deceased, et al. Defendants. Case No.: 2025-CA-975 Division: Civil

PUBLISH 2 CONSECUTIVE WEEKS NOTICE OF ACTION AGAINST DEFENDANT UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES OF ROGER TELLIER, DECEASED.

UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES OF ROGER TELLIER,

DECEASED 1349 HAULOVER AVENUE SPRING HILL, FL 34608

SPRING HILL, FL 34608
UNITED STATES OF AMERICA
and all parties claiming interest by,
through, under or against Defendant(s)
UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES OF ROGER TELLIER, DECEASED., and all parties having or

claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hernando County,

Situated in Hernando County, Florida: Lot 12, Block 372, Spring Hill, Unit 7, according to the Map or Plat thereof, as recorded in Plat Book 8, Pages 11 through 24, inclusive, public records of Hernando County, Florida

has been filed against you; and you has been filled against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise a or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on the _____ day of _ DOUG CHORVAT CLERK OF THE CIRCUIT COURT HERNANDO COUNTY, FLORIDA

Deputy Clerk NOTICE TO DISABILITIES PERSONS

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator at the Office of the Trial Court Administrator, Hernando County Courthouse, 20 North Main Street, Brooksville, FL, 34601, Phone: (352) 754-4402, ADA_Coordinator@hernandoclerk. org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice-impaired,

call 711.

FOR PUBLICATION – RETURN TO

THE MANLEY LAW FIRM LLC

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA. CASE No. 25000999CAAXMX BANK OF AMERICA, N.A., PLAINTIFF,

ARISTAL CO ROMAN ARISTALCO J. KOMAN A/K/A
ARISTALCO JOSEPH ROMAN, ET AL.,
DEFENDANT(S).
NOTICE OF ACTION
TO: UNKNOWN SPOUSE OF ARISTALCO
J. ROMAN A/K/A ARISTALCO JOSEPH

ROMAN

ROMAN
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 10257 Carrin
Rd, Spring Hill, FL 34608
YOU ARE HEREBY NOTIFIED that an
action to foreclose a mortgage on the
following described property located in
Hernando County, Florida:
LOT 24, BLOCK 438, SPRING HILL, UNIT
8, AS PER PLAT THEREOF RECORDED
IN PLAT BOOK 8, PAGES 27-37, PUBLIC
RECORDS OF HERNANDO COUNTY,
FLORIDA.

FI ORIDA

FLORIDA. has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of within 30 days after the first publication of this notice, either before December 28, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc. Date: November 17, 2025

Doug Chorvat Jr.
Clerk of the Circuit Court

By: Sonya Sanders
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 ADA Coordinator Hernando County, Office of the Trial Court Administrator at 352-754-4402, fax 352-754-4035, Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 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

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

hearing or voice impaired, call 711 11080-1025143

File No. 25001290CPAXMX **Division Probate**

IN RE: ESTATE OF THOMAS M. TUCKER II DECEASED.

NOTICE TO CREDITORS

The administration of the Estate of Thomas McKendree Tucker II, deceased, whose date of death was 08/06/2025, is

HERNANDO COUNTY

pending in the Circuit Court for Hernando County, Florida, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The file number for the estate is 25001290CPAXMX. 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-LICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN FLORI-DA 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.

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 Proper-ty Rights at Death Act as described in Sections 732,216-732,228. Florida Statutes applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.

The date of first publication of this notice is: November 28, 2025.

Personal Representative: McKendree R. Tucker 6440 150th Avenue N. Clearwater, Florida 33760

Attorney for Personal Representative: /s/Nicole Bell Cleland Nicole Bell Cleland, Esq. Florida Bar No. 124934 Legacy Protection Lawyers, LLP 100 – 2nd Avenue South, Suite 900 St. Petersburg, Florida 33701 Telephone: (727) 471-5868 Email: nbell@legacyprotectiolLawyers.com Secondary Email: karen@legacyprotectiolLawyers.com

11/28-12/5/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH 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,

AWILDA NELSON, Respondent

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

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

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 LAWRENCE C. NELSON, JR., 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

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 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 FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File: 2025-CP-000813 Division 44-F IN RE: ESTATE OF

MAREE KRUG RANKIN

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

HERNANDO COUNTY

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.

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 and 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 THE ACTION OF THE ACTIO 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: 11906² 6409 Eureka Springs Rd., Ste. 516 Tampa, FL 33610 Telephone: 813-586-1332 E-Mail: debbaker@londonbakerlaw.com

11/21-11/28/25 2T

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 23-CA-012230

CARRINGTON MORTGAGE SERVICES. LLC, PLAINTIFF.

LISA GOBERT, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 16, 2025 in the above action, the Hillsborough County Clerk of Court will sell to the highest bidder for cash at Hillsborough, Florida, on January 7, 2026, at 10:00 AM, at www.hillsborough. realforeclose.com for the following described property:

described property:
LOT 5, BLOCK 6, LIVE OAK PRESERVE
PHASE 1B, VILLAGES 2/7, ACCORDING
TO THE MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 96, PAGE
27, OF THE PUBLIC RECORDS OF
HILLSBOROUGH 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

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 11080-1025314

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FREEDOM MORTGAGE CORPORATION PLAINTIFF,

JACQUELYN ANN WALSH ET AL., DEFENDANTS.
NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 15th day of November, 2025, and entered in Case No. 24-CA-000430, of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jacquelyn Ann Walsh Unknown Tenant in Jacquelyn Ann Walsh, Unknown Tenant in possession of the

subject property N/K/A ROBERT CONWAY, ISPC A/K/A ISPC, INC. A/K/A

INDEPENDENT SAVINGS PLAN COMPANY and LA VIVA HOMEOWNERS' ASSOCIATION, INC. are defendants. Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com at 10:00 A.M. on the

HILLSBOROUGH COUNTY

7th day of January 2026, the following described property as set forth in said

Final Judgment, to wit: Lot 16, of La Viva Unit II, according to the Plat thereof, as recorded in Plat Book 57. Page 39. of the Public Records of F YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this needs any accommodation in order 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. that can be provided by the Florida Courts

under the ADA.

h t t p s : // w w w . f l j u d 1 3 . o r g /
BusinessOperations/CourtFacilities/ ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.

org Dated this 19th 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 11080-1025231

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA. CASE No. 23-CA-012155 ARVEST BANK, SUCCESSOR INTEREST BY MERGER TO ARV 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, 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 NOTICE IS HEREBY GIVEN pursuant to

PUBLIC RECORDS OF HILLSBOROUGH 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

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/Tilfany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051

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 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 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

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

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 33613-1628 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 Foreclosure of Mortgage on the following

described property:

Lot 15, Block 3, Faircloth Estates, according to the map or Plat thereof, as recorded in Plat Book 49, Page 26, in the Public Records of Hillsborough County,

riorida. 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 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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA.

https://www.fljud13.org/ BusinessOperations/CourtFacilities/ ADAAccommodations.aspx

Phone: (813) 272-7040 or ada@fljud13.

org WITNESS my hand and the seal of this Court this 21st day of October, 2025. VICTOR D. CRIST As Clerk of Court

By :Patricia Corbin As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024703

NOTICE OF PUBLIC HEARING A public hearing will be held by the Zoning Hearing Master, pursuant to Hillsborough County Ordinance 92-05, beginning at 6:00 p.m., **December 15, 2025**, at the Board Room, 2nd floor of the County Center, 601 E. Kennedy Blvd., Tampa, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology**, as described below.

Copies of the applications, department reports and legal descriptions are available for public inspection in a master file maintained by the Development Services Department, the Board of County Commissioners and the Clerk of the Board of County Commissionres. All interested persons wishing to submit testimony or other evidence in this matter must submit same to the Hearing Master at the public hearing before him/her. The recommendation of the Zoning Hearing Master will be filed with the Clerk within fifteen (15) working days after the conclusion of the public hearing.

Virtual Participation Option: Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. In order to participate virtually, you must have access to a communications media In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing. Zoning Hearing Master hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HCFL.gov/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that speaker signed up to speak. An audio cali-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person Participation: While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFL.gov/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button

• Listening to the hearing on smart phones by going to the above YouTube link.

If you have any questions or need additional information for providing public input you may call (813) 307-4739. Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must

be a party of record. The review of the Zoning Hearing Master's recommendation by the Board of County Commissioners of Hillsborrough County shall be restricted to the record as defined in Hillsborrough County Ordinance 92-05, unless additional evidence and/or oral argument is permitted pursuant to the terms of the ordinance.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE ZONING HEARING MASTER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RE-CORD OF THE PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.

REZONING REQUESTS

Petition RZ-STD 25-1026, filed on 06/30/2025 by Robert Martin, of 6331 Gondola Dr, Riverview, FL 33578, ph (813) 843-5511. Requesting a Rezone to CG. The property is presently zoned RSC-6 and is located at 4512 S 66th St.

Petition RZ-STD 25-1418, filed on 09/15/2025 by Farmer Enterprise Florida LLC, represented by Robert Martin, of 6331 Gondola Dr, Riverview, FL 33578, ph (813) 843-5511. Requesting a Rezone to CG. The property is presently zoned ASC-1 & CG and is located at 206 W 92 Hwy.

Petition RZ-PD 25-1338, filed on 08/27/2025 by David Edmunds, of 2338 Lockwood Meadows Way, Sarasota, FL 34234, ph (941) 374-6597. Requesting a Rezone to Planned Development. The property is presently zoned RSC-6 and is located at 7814 E Elm St. Petition RZ-PD 25-1382, filed on 09/05/2025 by Brent & Hannah Townend, represented by Erik Blackwell, of 10325 George Smith Rd, Lithia, FL 33547, ph (813) 957-5145. Requesting a Rezone to Planned Development. The property is presently zoned RSC-6 and is located at 911 Bryan Rd.

Petition RZ-PD 25-1386, filed on 09/05/2025 by Highland Homes, represented by Isabelle Albert / Halff, of 1000 N Ashley Dr. #900, Tampa, FL 33602, ph (813) 331-0976, Reques ing a Rezone to Planned Development. The property is presently zoned AR, AS-1, & PD (18-1048) and is located at Bishop Rd, 1000' E of West Lake Dr & Bishop Rd intersection, both sides of the street; & NW & SW corners of S CR 579 & Bishop Rd intersection.

Petition RZ-PD 25-1387, filed on 09/05/2025 by E Slight LLC, represented by NV5, Inc. / Gerry Dedenbach / Margot Maurer, of 11801 Research Dr. Alachua, FL 32615, ph (352) 331-1976. Requesting a Rezone to Planned Development. The property is presently zoned ASC-1 & RSC-3 and is located at 6214 E Sligh Ave.

Petition RZ-STD 26-0037, filed on 10/08/2025 by Melva Rodriguez, of 7710 Ann Ballard Rd, Tampa, FL 33634, ph (863) 279-9275. Requesting a Rezone to M. The property is presently zoned AI and is located at 7916 Benjamin Rd.

Petition RZ-STD 26-0124, filed on 10/21/2025 by Tampa Electric Company, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Rezone to AM. The property is presently zoned AM & PD (82-0223) and is located at Horton Rd, 1700' S of Old Hopewell Rd & Horton Rd, 1700' S of Old Hopewell Rd & Horton Rd intersection, W side of the street.

MAJOR MODIFICATION REQUESTS

Petition MM 25-1261, filed on 08/11/2025 by Anisley Lanza Diaz, of 8809 W Hamilton Ave, Tampa, FL 33615, ph (813) 403-2567. Requesting a Major Modification to Planned Development. The property is presently zoned PD (89-0216) and is located at 2715 W Sligh Ave. Petition MM 25-1354, filed on 09/03/2025 by Aston Court LLC, represented by Patricia Ortiz / Ortiz Planning Solutions, LLC, of 2810 N Central Ave, Tampa, FL 33602, ph (813) 817-8492. Requesting a Major Modification to Planned Development. The property is presently zoned PD (89-0061) and is located at Sheldon Rd, 300' N of Mohr Rd & Sheldon Rd intersection, W side of the road.

Petition MM 25-1362, filed on 09/03/2025 by DNR Capital LLC, represented by Tyler Hudson / Gardner Brewer Hudson, of 400 N Ashley Dr, Ste 1100, Tampa, FL 33602, ph (813) 221-9600. Requesting a Major Modification to Planned Development. The property is presently zoned PD (98-1269) and is located at 5510 Carmack Rd.

Petition MM 25-1372, filed on 09/04/2025 by Torose 6302 LLC, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Major Modification to Planned Development. The property is presently zoned PD (83-0173) and is located at 6302 E Dr Martin Luther King Jr Blvd. Petition MM 25-1375, filed on 09/08/2025 by Phillips Edison & Company, represented by Kami Corbett / Hill Ward Henderson, of 101 E Kennedy Blvd, Ste 3700, Tampa, FL 33602, ph (813) 227-8421. Requesting a Major Modification to Planned Development. The property is presently zoned PD (15-0694) and is located at 11607 & 11609 Boyette Rd. HILLSBOROUGH COUNTY

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. Brandon Currenters C. Add 20

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.

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, EL 23074 per a hefore 1/21/215 within 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 original with the clerk of this count 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 mode any accommediation in order.

accommodation in order 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, rimmediately upon receiving this needs anv 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 71.1.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.fliud13.org/

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

Publish: La Gaceta 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 HILLS DRUGGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CA-008718 FREEDOM MORTGAGE CORPORATION PLAINTIFF.

VS.
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AL
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: 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 for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/21/2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a

default will be entered against you for the

relief demanded in the complaint
If you are a person with a disability who 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 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.

h t t p s : // w w w . f l j u d 1 3 . o r g /
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, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024607

HILLSBOROUGH COUNTY

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

CASE NO.: 25-CC-023252, DIVISION I

NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.,

DAVID G. ROUNDTREE; ELIJAH BOWDEN; and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF LINDA FAYE ROUNDTREE, DECEASED, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the *In Rem* Final Judgment of Foreclosure entered in this cause on November 12, 2025 by the County Court of Hillsboorugh County, Florida, the property

Unit 15 B-5 and Garage Unit 15-2 NORTH BAY VILLAGE, a Condo-minium, according to the Declaration of Condomium thereof as recorded in Official Records Book 3595, Page 385, and all amendments thereto, and Condominium Plat Book 2, Page 48, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 6315 Newtown Circle #B5, Tampa, FL 33615 and Garage Unit #72.

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

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

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 schedyou 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

11/28-12/5/25LG 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:

CEOE

Owner: CEOEffectiveness LLC 15961 N. Florida Ave. Lutz, FL 33549

11/28/25LG 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 page of:

AMS CUSTOM CREATIONS Owner: Angela Scalzo 7613 S Wall St

Tampa, FL 33616 11/28/25LG 1T

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

CASE NO.: 25-CC-024713, DIVISION K

BULLFROG CREEK PRESERVE HOMEOWNERS ASSOCIATION. INC... Plaintiff,

REMELL MCCLAIN and LANIECE MCCLAIN, husband and wife, Defendants.

VS.

NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pur-

suant to the Final Judgment of Foreclosure entered in this cause on November 21 2025 by the County Court of Hillsboorugh County, Florida, the property described as

Lot 24, in Block 2, of BULLFROG CREEK PRESERVE, according to the Plat thereof, as recorded in Plat Book 123, Page 1, of the Public Re-cords of Hillsborough County, Florida. PROPERTY ADDRESS: 12605 Flatwood Creek Drive, Gibsonton, FL

will be sold by the Hillsborough County Clerk at public sale on **February 20**, **2026 at 10:00 A.M.**, electronically online http://www.hillsborough.realforeclose.

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 speduled court appear. days before your scheduled court appearance, or immediately upon receiving this notification if the time before the sched-

HILLSBOROUGH COUNTY

uled 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

11/28-12/5/25LG 2T

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

Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

TIFFANY KIA WILSON, PATRICH IIFFANY KIA WILSON, PATRICH
LARISSA BODDEN FELIPE, PATRICH
LARISSA BODDEN FELIPE, as the
Parent, Natural and Legal Guardian
of A.T., a minor, PATRICH LARISSA
BODDEN FELIPE, as the Parent,
Natural and Legal Guardian of C.T., a
minor, PATRICH LARISSA BODDEN
FELIPE, as the Desert Natural and minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN FELIPE as the Parent, Natural and Legal Guardian of A.T., a minor; Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, 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 for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T

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

Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

TIFFANY KIA WILSON, PATRICH

LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS,

NOTICE OF ACTION

Defendants

TO: PATRICH LARISSA BODDEN FELIPE as the Parent, Natural and Legal Guardian of C.T., a minor; Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 1000 E Twiger Stroot Tamps El 33603 at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, 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 for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court Bv: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE

Plaintiff.

TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the LARISSA BODDEN FELIPE, as me Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN FELIPE

as the Parent, Natural and Legal Guardian of T.T., a minor; Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you tion for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on 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 Complaint for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court

As Deputy Clerk 11/28-12/19/25LG 4T

By: s/ Jennifer Taylor

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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

> Case No.: 25DR14310 Division: JP

MONICA CHEVELLE VANN, Petitioner, and

JIMMY ERIC GALLON,

Respondent. NOTICE OF ACTION FOR

TO: JIMMY ERIC GALLON 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 MONICA CHEVELLE VANN, whose address is 3005 E. Chelsea St., Tampa, FL 33610, on or before 28 days after the first publication, and file the original with the clerk of this Court at 800 E Twiggs St. Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may against you and that you are required to after. If you fail to do so, a default may be entered against you for the relief de-

DISSOLUTION OF MARRIAGE

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., December 15, 2025 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. Virtual participation in this public hearing is available through communications media technology, as described below.

Copies of the applications, department reports and legal descriptions are available for public inspection in a master file maintained by the Development Services Department, the Board of County Commissioners and the Clerk of the Board of County Commissionres. All interested persons wishing to submit testimony or other evidence in this matter must submit to the Land Use Hearing Officer at the public hearing before him/her. The decision of the Land Use hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within (15) working days after the conclusion of the public hearing.

Virtual Participation Option: Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Land Use Hearing Officer during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Land Use Hearing Officer, but you will be unable to submit documentary evidence during the public hearing. Therefore if you exit to explain the public hearing. ing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Land Use Hearing Officer to the staff of the Development Services Department at least two business days prior to the Land Use Hearing Officer Hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HCFL.gov/SpeakUp. You will be required to provide your name and telephone number on the online form. This will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Land Use Hearing Officer will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Land Use Hearing Officer by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person Participation: While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFL.gov/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button • Listening to the hearing on smart phones by going to the above Facebook or YouTube

If you have any questions or need additional information for providing public input you may call (813) 307-4739.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDATION MADE BY THE LAND USE HEARING OFFICER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE AS IT WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED.

Additional information concerning these requests may be obtained by calling the Development Services Department at (813) 272-5600.

VARIANCE REQUEST

Petition VAR- 26-0018, filed on 10/03/25 by Eleazar Garza Zapata, of 11905 Baytree Dr, Riverview, FL, 33569, ph (813) 446-3407. Requesting a Variance to Lot Development Standards. The property is presently zoned AS-1 and is located at 11905 Baytree Dr. Petition VAR 26-0038, filed on 10/07/25 by Todd Pressman, of 200 2nd Ave. South #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Variance to Accessory Structure Requirements and Variance to Lot Development Standards. The property is presently zoned RSC-9 and is located at 12514 Pittsfield Ave.

Petition VAR 26-0083, filed on 10/14/25 by Kelly Gutierrez, of 6819 Robinswood Ln., Tampa, FL 33634, ph (813) 900-9772. Requesting a Variance to Lot Development Standards and Variance to Swimming Pool Requirements. The property is presently zoned RSC-9, and is located at 6819 Robinswood Ln.

Petition VAR 26-0086, filed on 10/15/25 by Barrington Watson, of 4519 Devonshire Rd. Tampa, FL 33634, ph (331) 300-7694. Requesting a Variance to Community Residential Home Separation Requirements. The property is presently zoned RSC-9 and is located at 4519 Devonshire Rd.

Petition VAR 26-0094, filed on 10/16/25 by Todd Pressman, of 200 2nd Ave. South #451, St. Petersburg, FL 33701, ph (727) 804-1760. Requesting a Variance to Community Residential Home Separation Requirements. The property is presently zoned RSC-6 and is located at 819 W. 131st Ave.

Petition VAR 26-0102, filed on 10/21/25 by University Community Hospital, Inc. d/b/a Adventhealth Carrollwood, represented by David M. Smith, of 401 E. Jackson St., Ste 2100, Tampa, FL 33602, ph (813) 223-4800. Requesting a Variance to Sign Requirements. The property is presently zoned PD 25-0587 and is located at 6919 N. Dale Mabry Hwy. Petition VAR 26-0109, filed on 10/21/25 by Fakir Hossain, of 104 Oak Ridge Ave, Temple Terrace, FL 33617, ph (954) 608-6744. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-6 and is located at 1004 Eckles Dr.

Petition VAR 26-0110, filed on 10/22/25 by Awaken Assisted Living, LLC, represented by Richard R. Kosan, of 330 Pauls Dr., Ste 100, Brandon, FL 33511, ph (813) 653-3800. Requesting a Variance to Community Residential Home Separation Requirements. The property is presently zoned PD 86-0081 and is located at 12335 Yellow Rose Cir.

Petition VAR 26-0120, filed on 10/22/25 by Central Florida Steel Buildings, represented by Austin Sigmon, of 4750 S. Pine Ave., Ocala, FL 34480, ph (352) 547-8552. Requesting a Variance to Accessory Structure Requirements. The property is presently zoned AR, ASC-1 and is located at 1214 5th St.

Petition VAR 26-0125, filed on 10/21/25 by Jeffrey Oligschlaeger, represented by Stephen Sposato, of 505 E. Jackson St., Ste 110, Tampa, FL 33602, ph (813) 375-0616. Requesting a Variance to Sign Requirements and Variance to Scenic Roadway Requirements. The property is presently zoned PD 22-1195 and is located at 16208 Boyette Rd.

Petition VAR 26-0176, filed on 11/04/25 by Kevin McNamara, of 9002 W. Hillsborough Ave., Tampa, FL 33615, ph (813) 855-1672. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-6 and is located at 3905 Americana Dr.

SPECIAL USES

Petition SU-AB 26-0024, filed on 10/08/25 by Tara E. White, of 13143 Pasture View Lp., Riverview, FL 33579 ph (813) 705-7329. Requesting a Special Use 2-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned PD 00-0538 and is located at 1076 Brandon Blvd Ste 101.

Petition SU-AB 26-0031, filed on 10/06/25 by Ricardo Maghini, represented by Charles Ledue of 489 Magellan Dr., Sarasota, FL 34243, ph (941) 320-5736. Requesting a Special Use 2-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned IPD-2 89-0160 and is located at 10277 Big Bend Rd.

Petition SU-AB 26-0112, filed on 10/21/25 by 1051 Falkenburg LLC, represented by Clayton Bricklemyer of 101 E. Kennedy Blvd., Ste 3700, Tampa, FL 33602, ph (813) 506-8479. Requesting a Special Use 4-COP Alcoholic Beverage Permit with Separation Waiver(s). The property is presently zoned PD ZC 92-0097 and is located at 1051 S. Falkenburg Rd.

11/28/25LG 1T

HILLSBOROUGH COUNTY

manded 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 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

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 10/24/25 Date of First Publication: 11/28/25 Victor D. Crist, Clerk of the Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Sherika Virgil Deputy Clerk

11/28-12/19/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE Plaintiff.

Defendants.

TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS,

NOTICE OF ACTION

TO: TYLER ESMELKI TAVERAS: Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereon Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist

As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T

IN THE CIRCUIT COURT OF THE

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-011645 Division: E

JENNIFER LYNN REAGAN Petitioner,

and

JASMINE LÁSHAY HOUSE Respondent.

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

TO: JASMINE LÁSHAY HOUSE Last known address: 6140 Paseo Al Mar Blvd. Apt.1327, Apollo Beach, 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 JENNIFER LYNN REAGAN, whose address is 6353 Vibernum Ct, Apt 439, Apollo Beach, FL 33572, on or before 12/30/2025, and file the original with the clerk of this Court at 800 E Twiggs St Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: 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 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 record at the clerk's the address(es) 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 24, 2025 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Mary Glover Deputy Clerk

11/28-12/19/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25 015630

Division: D-P MIGUEL ANGEL DIAZ ALONSO,

Petitioner, and

MARTA DE LA CARIDAD ACOSTA PONCE DE LEON, Respondent.

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

TO: MARTA DE LA CARIDAD ACOSTA PONCE DE LEON 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 MIGUEL ANGEL DIAZ ALONSO, whose address is 6808 Monique Ave, Tampa FL 33625, on or before 12/30/2025, and file the original with the

HILLSBOROUGH COUNTY

clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: 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 proport 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 24, 2025 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jessica Saladin Deputy Clerk

11/28-12/19/25LG 4T

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

CASE NO.: 25-CC-017194

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC., Plaintiff,

TIME CAPITAL GROUP LLC, Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 21, 2025, by the County Court of Hillsborough County, Florida, for the following property County, Florid described as:

Lot 74, of HUNTER'S GREEN PAR-CEL 18A PHASE 2, according to Map or Plat thereof as recorded in Plat Book 72, Page 21, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on January 16, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45,031 of the Florida Statutes. 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

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

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

11/28-12/5/25LG 2T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-CA-009262 (Div. E)

DIRECT GENERAL INSURANCE COMPANY

Plaintiff,

TIFFANY KIA WII SON PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T.T. a minor, TVIE Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN FELIPE; Address Unknown:

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/25/2025, 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 for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 19th day of November, 2025. Victor D. Crist

As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk

11/28-12/19/25LG 4T

(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 12/17/2025 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code 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

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

FOLIO: 198314.0000

FOLIO: 128365.0000 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

CASE NO: COD-25-0003617

NAME OF VIOLATOR: ROGERIO 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

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

LA GACETA/Friday, November 28, 2025/Page 19

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003717

IN RE: ESTATE OF ROBERT J. MIHALIC a/k/a ROBERT MIHALIC. Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Robert J. Mihalic a/k/a Robert Mihalic, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 clark. 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 28, 2025.

Personal Representative: Janet Mihalic 7646 Hampton Hills Loop New Port Richey, Florida 34654

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

11/28-12/5/25LG 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:

DIGISTRUCTURA CORPORATION

Owner: Dilip Agarwal 301 W Platt St Tampa, FL 33606

11/28/25LG 1T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA JUVENII E DIVISION CASE NO. 23-DP-33

DIVISION C

IN THE INTEREST OF: DOB: 8/6/2012 MINOR CHILD

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS TO: JOSE VELASQUEZ, 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: D.F. born on 8/6/2012. You are hereby commanded to appear in-person on January 5, 2026, at 2:40 PM before the Honorable Daryl Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING on Department's Petition for Termination of Parental

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 LE-GAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS

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 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 and the state of the summons are sensitive thin summons as the summons are sensitive thin summons are sensitive thin summons are sensitive thin summons are sensitive thin summons are summons. ately 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

HILLSBOROUGH COUNTY

Court and the Seal thereof, this 21st day of November, 2025.

Victor D. Crist, Clerk of Court 800 E. Twiggs Street, Tampa, FL 33602 By: /s/ Santiago Zambrano By: /s/ Samuage __ As Deputy Clerk 11/28-12/19/25LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

OVALLES & TORRES CATERING GROUP Owner: Ovalles & Torres Inc 4101 S MacDill Ave

Tampa, FL 33611 11/28/25LG 1T

IN THE CIRCUIT COURT IN AND FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-3975

DIVISION: A Florida Bar #898791

IN RE: ESTATE OF JOHN DAVID MILLER Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHN DAVID MILLER, deceased, Case Number 25-CP-3975, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below

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

All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITH-IN THE LATER OF THREE 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 THEM.

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

HILLSBOROUGH COUNTY

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is November 28, 2025.

Personal Representative: ROBERT MILLER 2411 Old Nantucket Court Sun City Center, FL 33573

Attorney for Personal Representative: Dawn M. Chapman, Esq. LEGACY LAW OF FLORIDA, P.A. Email: info@legacylawoffl.com Secondary Email: dawn@legacylawoffl.com 205 N. Parsons Avenue Brandon, FL 33510 813/643-1885

11/28-12/5/25LG 2T

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Environmental Protection Commission of Hillsborough County Draft Air Permit No. 0571485-005-AC Armorock, LLC Armorock Florida Plant Hillsborough County, Florida

Applicant: The applicant for this project is Armorock, LLC. The applicant's authorized representative and mailing address is: Thomas Liffrig, 1708 Turkey Creek Road, Plant City, FL 33566.

Facility Location: Armorock, LLC operates the existing Armorock Florida Plant, which is located in Hillsborough County at 1708 Turkey Creek Road, Plant City, FL 33566

Project: This permit authorizes the expansion of the plant operations by constructing two additional autocaster lines, the associated conveyor and dryer equipment, and the associated control equipment. This project will result in an increase in the Inis project will result in an increase in the facility-wide potential to emit of volatile organic compounds and hazardous air pollutants (HAPS). This project will establish Armorock, LLC as a Major Title V source of HAP emissions.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit 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 Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/mailing address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600.

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

HILLSBOROUGH COUNTY

indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and poppe number. mation 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: The Permitting Authority gives notice of its 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 the proposed project 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 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 potice results in a different decision or a 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. In addition, if a public meeting is requested within the 14-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received comments result in a significant change to comments result in a significant change to the draft permit, the Permitting Authority shall revise the draft permit and require, if applicable, another Public Notice.

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 patitled to written potice under Section entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S. however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth be-low and must be filed (received) in the Legal Department of the EPC at 3629 Queen Palm Drive, Tampa, Florida 33619, Phone 813-627-2600, Fax 813-627-2600 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. 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 petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agenty's proposed action; (f) A externet of cy'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 re-late 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.

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-

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPC's stantial interests are affected by the EPC's action may also request an extension of time to file a petition for an administrative hearing. The EPC may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC at 3629 Queen Palm Drive, Tampa, Florida 33619, Phone 813-627-2600, Fax 813-627-2602, before the deadline for filling a petition for an administrative hearr an 010-021-20UZ, perore the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

(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 12/10/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

Please note that if any person decides to appeal any decision made by the Code 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-25-0002845

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: 154775 0000

FOLIO: 153775.0000 CASE NO: COD-25-0003014 LOCATION OF VIOLATION: 3303 S MANHATTAN AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c

LEGAL DESCRIPTION: MARYLAND MANOR 2ND UNIT LOT 9 BLOCK 33 FOLIO: 124348.0000 CASE NO: COD-25-0003162

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

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

CASE NO: COD-25-0002739

NAME OF VIOLATOR: CHRISTOPHER LEE NAPIER

LOCATION OF VIOLATION: 6615 N ORLEANS AVE, TAMPA, FL

CODE SECTIONS: 27-284.2 27-284.2 (e) LEGAL DESCRIPTION: RIVIERA SUBDÍVISION N 1/2 OF LOT 53

FOLIO: 104013.0050 CASE NO: COD-25-0002770 CASE NO: COD-25-0002770

NAME OF VIOLATOR: KATRINA L MILLER

LOCATION OF VIOLATION: 1007 W WOODLAWN AVE, TAMPA, FL

CODE SECTIONS: 27-326 27-290 27-326

LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 17 BLOCK 24

FOLIO: 167054.0000 CASE NO: COD-25-0003048 NAME OF VIOLATOR: CARMEN VENTURES LLC LOCATION OF VIOLATION: 3905 W CARMEN ST, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 15 BLOCK 14 FOLIO: 114561.0000

CASE NO: COD-25-0003151

NAME OF VIOLATOR: PRANAM QOZ LLC

LOCATION OF VIOLATION: 2225 N RIDGEWOOD AVE, TAMPA, FL

CODE SECTIONS: 27-284.2 27-284.2.4 27-284.2.5

LEGAL DESCRIPTION: RIDGEWOOD PARK LOT 6 BLOCK E FOLIO: 183417.0000

CASE NO: COD-25-0003268

NAME OF VIOLATOR: KATHERINE MIKELL HODGE
LOCATION OF VIOLATION: 109 S WOODLYNNE AVE, TAMPA, FL
CODE SECTIONS: 27-287,25 (e) (3)
LEGAL DESCRIPTION: SOUTHERN PINES LOT 7 BLOCK 2 FOLIO: 116256.0000

CASE NO: COD-25-0003310 NAME OF VIOLATOR: TJRA INVESTMENTS LLCC LOCATION OF VIOLATION: 1920 W SAINT JOHN ST, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: BOUTON AND SKINNER'S ADDITION TO WEST TAMPA LOT 4 BLOCK 15 FOLIO: 177605.0000

CASE NO: COD-25-0003311 NAME OF VIOLATOR: THANH LE AND DUC THI LOCATION OF VIOLATION: 1202 E BUSCH BLVD, TAMPA, FL CODE SECTIONS: 27-326 27-289.9 LEGAL DESCRIPTION: FAIRVIEW TERRACE LOTS 9 TO 16 INCL BLOCK 2 LESS SR 580 R/W

CASE NO: COD-25-0003327

NAME OF VIOLATOR: HELENE C MORBEL AND PHILAMAR
LOCATION OF VIOLATION: 9602 BANYAN AVE, TAMPA, FL
CODE SECTIONS: 27-156 27-156 (4-1) 27-326 27-156
LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 2 AND 3 BLOCK M
FOLIO: 144134.0000 CASE NO: COD-25-0003337

NAME OF VIOLATOR: JOSEPH W AND GEETHA LOCATION OF VIOLATION: 9709 N NEBRASKA AVE, TAMPA, FL CODE SECTIONS: 27-326 27-289.9 LEGAL DESCRIPTION: CASTLE GARDENS LOTS 5 THRU 12 LESS W 17 FT THEREOF FOR RD R/W AND LOTS 17 18 19 AND LOTS 25 26 27 AND 28

CASE NO: COD-25-0003352

NAME OF VIOLATOR: JEAN M YORE
LOCATION OF VIOLATION: 6809 S ENGLEWOOD AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 5 (b)
LEGAL DESCRIPTION: CRESCENT PARK LOT 10 BLOCK 5 AND E 1/2 OF CLOSED
ALLEY ABUTTING THEREON
FOLIO: 136817.0100

CASE NO: COD-25-0003438

NAME OF 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 FOLIO: 138709.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK 11/14-12/5/25LG 4T

Mediation: Mediation is not available in

this proceeding. 11/28/25LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/08/2026 at 8:00 am the following vehicle(s) may be sold at public sale at 6120 Jensen Rd, Tampa, FL 33619 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. VIN# 1GN-SCJKC3HR203959 2017 CHEV SUBUR-BAN \$ 4,995.00. The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: Troyts Auto Services LLC. Lienor Address: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). Lienor telephone # (813) 671-9364, MV License #: MV113312. Location of vehicles: 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 with-held from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Cir-ruit Court where the disputed transaction cuit Court where the disputed transaction occurred. 12/23/2025.

11/28/25 1T

NOTICE OF PUBLIC SALE Notice is hereby given that on 12/22/2025 at 8:00 am the following vehicle(s) may be sold at public sale at 6120 Jensen Rd, Tampa, FL 33619 for the amount owed on each vehicle to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. VIN# 5XYP-G4A36HG302764 2017 KIA SORENTO \$ 2,719. The name, address and telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: Troyts Auto Services LLC. Lienor Address: 6120 Jensen Rd, Tampa, FL 33619 (Hillsborough County). Lienor tele-phone # (813) 671-9364, MV License #: MV113312. Location of vehicles: 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 with-held from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. 12/6/2025.

11/28/25 1T

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.

VS. 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 Foreclosure entered in this cause on November 17, 2025 by the County Court of Hillsboorugh County, Florida, the property described as:

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

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 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 list 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 sched-uled 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.: (8 (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, Defendant.

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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 OFFI-CIAL RECORD BOOK 3595, PAGE 385; AS AMENDED IN OFFICIAL RECORD BOOK 3638, PAGE 1433 OF THE PUBLIC RECORDS OF HIIL-SBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, IF ANY.

AND TOGETHER WITH EXCLUSIVE RIGHT OF USE OF THE FOLLOW-ING LIMITED COMMON ELEMENTS: GARAGE UNIT NO. 11G-2 OF NORTH BAY VILLAGE CONDO-MINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFI-CIAL RECORD BOOK 3595, PAGE 385, AS AMENDED IN OFFICIAL RECORD BOOK 3638, PAGE 4433, OFFICIAL RECORD BOOK 3638, OFFICIAL RECORD BOOK 3638, OFFICIAL RECORD BOOK 3638, OFFIC 385, AS AMENDED IN OFFICIAL NECORD BOOK 3638, PAGE 1433, OF THE PUBLIC RECORDS OF HILL-SBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO,

PROPERTY ADDRESS: 6311 New town Circle #B1, Tampa, FL 33615 and Garage Unit 72 a/k/a Garage Unit

will be sold by the Hillsborough County Clerk at public sale on **February 20, 2026** at 10:00 A.M., electronically online at http:// www.hillsborough.realforeclose.com.

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, Flease Confact the ADA Count dinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days 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 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 Respondent.

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 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, 12325 and file 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-fore 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 e 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 ownerrating rusballius exclusive, sole ownership of the real property located at 4517 W. Elm Street Tampa, FL 33614, legally described as: Lot 26, Block 1, West Park Estates Unit No.4, according to 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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

HILLSBOROUGH COUNTY

File No.: 25-CP-002959 Division: A

IN RE: ESTATE OF CHLORENE SANDY TAYLOR Deceased.

AMENDED NOTICE TO CREDITORS

The administration of the estate of Chlorene Sandy Taylor, whose date of 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'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 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

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

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 28, 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 in, deceased, whose date of dealth was October 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-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 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 editor 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: /s/ Arlena Brittany Ottinger Arlena Brittany Ottinger 4634 River Overlook Drive Valrico, Florida 33596

Attorney for Personal Representative: /s/ Richard F. Wheeler Richard F. Wheeler, Attorney Florida Bar Number: 285684 Berg & Wheeler, P.A. 4306 New River Hills Parkway, Suite 2 Valrico, Florida 33596 Telephone: (813) 685-0050 E-Mail: bergwheeler@verizon.net Secondary E-Mail: bbuchanan.bergwheeler@verizon.net

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-3962 Division B IN RE: ESTATE OF

ANN LOUISE LEVSEN a/k/a ANN L. LEVSEN a/k/a ANN LEVSEN Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ann

HILLSBOROUGH COUNTY

Louise Levsen a/k/a Ann L. Levsen a/k/a Louise Levsen a/k/a Ann L. Levsen a/k/a Ann Levsen, whose date of death was July 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

tor 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: Iohall@ohalllaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004004

IN RE: ESTATE OF KERRY GONZALES JOHNSON Deceased.

NOTICE TO CREDITORS

The administration of the estate of KER-RY GONZALES JOHNSON, deceased whose date of death was January 18, 2025; File Number 25-CP-004004, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 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 Attorr Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esg. - FBN: 146528 AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 11/21-11/28/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25 015368

Division: E-P JUAN CARLOS ZAPATA.

Petitioner, and

MARIA NEISII IA MEJIA BENITES Respondent.

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

TO: MARIA NEISILIA MEJIA BENITES Last address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if

HILLSBOROUGH COUNTY

any to it on JUAN CARLOS ZAPATA whose address is 1412 W Burger St, Tampa, FL 33604, on or before 12/24/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

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

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

DEATH IS BARRED. The date of first publication of this Notice

is November 21, 2025. Personal Representative: ANGELA N. ERB 613 Vanderbaker Road Temple Terrace, Florida 33617

Attorney for Personal Representative: Susan G. 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 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 defense of the correct in 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 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 JENNIFER IRENE WELLS 1546 Blue Bayou Circle Ruskin, FL 33570

Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

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

File No. 25-CP-003941

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

NOTICE TO CREDITORS

The administration of the estate of DAN-IEL KLEE, A/K/A DANIEL MARINO KLEE, deceased, whose date of death was Octo-ber 12, 2025; File Number 25-CP-003941, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other 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 OF 30 DAYS AFTER THE PARE 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

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

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

Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002258 Division B

IN RE: ESTATE OF DAVID A. SZYMANSKI Deceased

NOTICE TO CREDITORS

The administration of the estate of David A. Szymanski, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth be-

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this decedent's estate on wrom 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 decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

HILLSBOROUGH COUNTY

LEGAL ADVERTISEMENT

AFTER THE DECEDENT'S DATE OF

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 Falcition, Florida 5531 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

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 follow ing described property:

Lot 4, Block V, Bayshore Pointe Town-Lot 4, Block V, Bayshore Pointe Town-homes 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.

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, Table 200, Page 24 before \$400/07. Tampa, FL 33606, on or before 12/9/25, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter: otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on November 3, 2025. Victor D. Crist, Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: s/ Omega Brown Deputy Clerk Michelle T. Reiss, Esquire Florida Bar No. 36993 APPLETON REISS, PLLC 215 N. Howard Avenue, Suite 200 Tampa, Florida 33606 (813) 542-8888 Attorneys for Plaintiff

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

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

CIVIL DIVISION CASE NO: 25-CC-033618

BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC a Florida not-for-profit corporation, Plaintiff.

KAREN LARSON, BRYAN REYES, NA'VAUGHN REYES and UNKNOWN TENANT. **Defendants**

NOTICE OF ACTION

STATE OF FLORIDA TO: BRYAN REYES and NA'VAUGHN REYES, whose residence address is

UNKNÓWN

YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Hillsborough County, Florida:

Lot 18. Block E. Bovette 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 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. coordiceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

DATED on this 14th day of November,

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:

HILLSBOROUGH COUNTY

GUILHERME N. PORTO.

DANIELA L. PORTO, Respondent

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

TO: DANIELA L. PORTO

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on GUILHERME N. PORTO, whose address is 4891 Belle Chase Circle, Tampa, FL 33645, on or before December 16 2025, thirty (30) days from the date of service, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Tourn'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

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 CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003936 Division W

IN RE: ESTATE OF MOHAMED ISHTIAQ PAL 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 MOHAMED ISHTIAQ PAL, deceased, File No. 25-CP-003936, by the Circuit Court for Hillsborough Countv. 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-

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 provisions for full payment was made in the Order of Sum-mary 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 Danielle Faller, Esq. Florida Bar # 106324 HEMNESS FALLER ELDER LAW 309 N. Parsons Avenue (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

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-

HILLSBOROUGH COUNTY

cedent or the decedent's surviving spouse 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-NOTWITHSTANDING THE TIME FEM-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 Filda Bar Number: 124698 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, Defendant(s).

NOTICE OF SALE

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

Lot 37, Block B, Canterbury Lakes Lot 37, Block B, Carrieroury 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 www.hillsborough. realforeclose.com. on January 2, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes

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

If you are a person with a disability who 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/ 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 CASE NO.: 24-CC-046554 NORTH PARK ISLE ASSOCIATION,

INC. Plaintiff

CARLOS DIAZ, A SINGLE MAN,

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 subsequently electronically uploaded the Uni-form 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 below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, 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-

HILLSBOROUGH COUNTY

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 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 CIRCUIT 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 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, 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, 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.

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 comply 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 FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003931

Division A IN RE: ESTATE OF FREDRICK HEINRICH CROSS, JR.,

NOTICE TO CREDITORS The administration of the estate of Fredrick Heinrich Cross, Jr., deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative and 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 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 derine of the decedent's surviving spouse is properly to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

ALL 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 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 RE: 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 representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents estate on whom a copy of this notice is required to be served must file 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 All other tections 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: August Au

HILLSBOROUGH COUNTY

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 RECESTATE 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 personal training the county of the co 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 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 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

HILLSBOROUGH COUNTY

for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the dethe time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the Clerk. 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 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 Tonja Graddy \$436.02 Russell Honley 1066 \$455.80 A127 Michele Washington \$466.55 Tarvis Howard \$494.29 Derrick McNair B643 \$429.90 10415 N. Florida Ave., Tampa, FL 33612 Michael Young \$395.32 172 Caridad Padilla \$421.22 Tracy Treas 164 \$456.37 **2309 Angel Oliva Senior St., Tampa, FL 33605** Tahesha Shank 1136E \$419.22 \$419.22 3124W Elias Soto \$397.80

4406 W. Hillsborough Ave., Tampa, FL 33614

3154W

1620

Adriana Agosto

Sherika Fluitt

FOLIO: 190752 0000

HILLSBOROUGH COUNTY

1005

\$453.92

Darwin Garcia

Dai Wiii Cai ola	.000	₩ 10017 =				
Dawn Wilson	4037	\$331.82				
5404 W. Waters Ave., Tampa, FL 33634						
Dan White	2180	\$636.48				
Juan Santana	1066	\$414.80				
Rey Cortes	1228	\$500.62				
Katie Knaff	1161	\$295.45				
Julio Tagliafico Gonzalez	1118	\$720.20				
Tomika Campbell	1320	\$519.24				
3939 W. Gandy Blvd., Tampa, FL 33611						
Deanne-Monet Samuel	4519	\$327.80				
Jennifer Fulton	4403	\$280.95				
Nick Sassone	2663	\$161.30				
Michelle Texeira	1686	\$1,174.80				
Kenneth Porter	1826	\$309.47				

6111 Gunn Hwy., Tampa, FL 33625 Michael Marsh \$232.52 Justin Barber 3444-54 \$439 75 Roberto Arica Ramos 3224 \$321.65 11401 W. Hillsborough Ave., Tampa, FL 33635 Joshua Butler 1310 \$504.90 Candace Higar 1456 \$705.46 Candace Higar 1451 \$534.93 2115 Eileen Marks \$626.54 14123 State Rd. 54, Odessa, FL 33556

Justin Hanratty 1056 \$449.90 3826 W. Marcum St., Tampa, FL 33616 \$423.40 Richard Gibbs 023

11/21-11/28/25LG 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,

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 dept of this Court at 800 E original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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.

HILLSBOROUGH COUNTY

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

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, Elorida 23214 5709. If a request for beside censing, Post Office Box 5708 Failanassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law. 11/14-12/5/25LG 4T

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

FAMILY LAW DIVISION Case No: 25-DR-011925 Division: E In Re: The Matter of:

ISAIAH REEVES. Petitioner,

MARY WANJIRU NGANGA, Respondent.

SECOND AMENDED NOTICE OF ACTION TO LEGAL MOTHER TO: MARY WANJIRU NGANGA

Last known address: 3609 Palm Crossing

Drive, Apt 204, Tampa, FL 33613
YOU ARE NOTIFIED that an action to establish paternity has been filed against you in the above-referenced case, and that you are required to serve a copy of your written defenses, if any, on or before December 11, 2025, to: GEOFFREY R. COX, ESQUIRE, attorney for Petitioner/Father, ISAIAH REEVES, at: 29140 Chapel Park Drive, Wesley Chapel, FL 33543, and file the original with the clerk of this Court at physical address; 900 East Twigner Street Repm (201 address: 800 East Twiggs Street, Room 101, Tampa, Florida, 33602, or mailing address: P.O. Box 3450, Tampa, Florida 33601, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the motion.

Copies of all court documents in this

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

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 or record at the left's office. dresses on record at the clerk's office.

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

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

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

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

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: Tiffany Metevia Headings, address

unknown Kacey Headings, address unknown

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

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TITIS 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. 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 school lude court appear. 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711.

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

By: /s/ Santiago Zambrano

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

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

Division: A IN RE: ESTATE OF CLEOTA E. WHITE

Deceased

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION TO: CAROLYN NIX

(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 the control of th 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

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-25-0003181

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

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 000 FOLIO: 103665.0000

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

FOLIO: 169542.0000 CASE NO: COD-25-0003342 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-25-0003361

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 FOLIO: 163052.0000

CASE NO: COD-25-0003431

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

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

\$216.80

\$324.95

CASE NO: COD-25-0003453

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

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

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

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

CASE NO: COD-25-0002609 NAME OF VIOLATOR: SIHAM ALI JABER
LOCATION OF VIOLATION: 501 W COLUMBUS DR, TAMPA, FL

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 OA 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

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

LA GACETA/Friday, November 28, 2025/Page 23

THE ESTATE OF CLEOTA E. WHITE Address Unknown

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

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

c/o Justin T. Moonray, Esq.

1032 E Brandon Blvd #9933

Brandon, Florida 33511 on or before 12/15/2025, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E Twiggs St, Tampa, FL 33602, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relife demanded in the Petition for Sure

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, jointly and severally Defendants.

NOTICE OF ACTION TO: CHRISTOPHER LEE

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

manded in the Complaint or Petition. This Notice shall be published once a week for four (4) consecutive weeks in La Gaceta.

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

Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs Street, Tampa, FL 33601 By: /s/ Jennifer Taylor Deputy Clerk Holcomb & Leung, P.A 11/14-12/5/25LG 4T

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

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

MARISEL CRUZ,

Plaintiff.

CARLOS RUBEN GUZMAN, Defendant.

NOTICE OF ACTION

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

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

Legal Description:

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

Property Address: 4030 Cortez Drive, Apartment A, Tampa,

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

This notice shall be published once each week for four (4) consecutive weeks in La Gaceta Newspaper, a newspaper published in Hillsborough County, Florida.

DATED this 4th day of November, 2025. /s/ Marisel Cruz Marisel Cruz, Pro Se Plaintiff 4030 Cortez Drive, Apartment A Tampa, FL 33614 Telephone: (813) 422-3233 Email: kyanilobo@aol.com

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

NOTICE OF SUSPENSION HILLSBOROUGH COUNTY

To: VAUGHNDELL K. MILLER

Case No.: CD202510103/D 3418041 A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are Folio No.: 1252850000

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

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

NADIME M CANFUX

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

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

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

Dated 10/22/2025 Victor D. Crist Clerk of the Circuit Court Hillsborough County Florida By Adrian J. Salas, Deputy Clerk 11/7-11/28/25LG 4T

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 asse

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

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

Subject To All Outstanding Taxes Name(s) in which assessed: SAMUEL THOMAS TORRES

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

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

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

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

Folio No.: 0370960500

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

NOTICE OF APPLICATION FOR TAX DEED

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

Certificate No.: 2023 / 3565 File No.: 2025-866 Year of Issuance: 2023 Description of Property: STONE CREEK POINTE A CONDO-MINIUM UNIT 520 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG: 21 / 60

SEC - TWP - RGE: 10 - 28 - 19 **Subject To All Outstanding Taxes** Name(s) in which assessed:

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

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

If you are a person with a disability who eeds 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,

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

Dated 10/22/2025

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:

HILLSBOROUGH COUNTY

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

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

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

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

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

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

NOTICE OF APPLICATION FOR TAX DEED

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

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

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
DD THIN W 20 ET TO POR THIN S 00 RD THN W 20 FT TO POB THN S 00 DEG 01 MIN 37 SEC W 236.51 FT THN S 54 DEG 35 MIN 56 SEC W W 141.14 FT THN S 63 DEG 01 MIN 59 SEC W 561.49 FT TO A PT ON ELY R/W LINE OF FORBES RD THN N 00 DEG 03 MIN 20 SEC E 377.85 FT THN E 450 FT THN N 00 DEG 03 MIN 20 SEC E 195 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN E 165.03 FT TO POB SEC - TWP - RGE: 14 - 29 - 21

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

MANUEL REYNOSO-SANDOVAL

All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed

according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com. If you are a person with a disability who needs any accommodation in order to 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 peopled if you are hearing a review in market. needed; if you are hearing or voice impaired, Dated 10/22/2025

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

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

NOTICE OF APPLICATION FOR TAX DEED

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

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

Description of Property:

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

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

Name(s) in which assessed MOHAMMED HIJAZ ASHLEY HIJAZ

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711 Dated 10/22/2025

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

HILLSBOROUGH COUNTY

Year of Issuance: 2023 Description of Property: RIVER HILLS COUNTRY CLUB PHASE

IIIB PARCEL 10 LOT 35 BLOCK 15 PLAT BK / PG: 71 / 34 SEC - TWP - RGE: 09 - 30 - 21

Subject To All Outstanding Taxes Name(s) in which assessed: LAND TRUST CAPITAL LLC / TRUSTEE

LAND TRUST CAPITAL, LLC, AS TRUSTEE 3208 FOX SQUIRREL RESIDENTIAL LAND TRUST All of said property being in the County of Hillsborough, State of Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711. Dated 10/22/2025

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

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

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

LILLIAN MCDANIEL, deceased, et al.,

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 inter-

est 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

PIN: P-28-28-22-5BZ-000027-00001.0 Folio No. 206797-0000 Site Address: 915 E. Warren St., Plant

City, Florida has been filed against you and you are re quired to serve a copy of your written defenses, if any, to it on Plaintiffs' attorney whose name and address is:

Stephen L. Evans 104 N. Thomas Street, Plant City, FL 33563 (813) 752-1795

Florida Bar No. 371505 on or before December 17, 2025, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or 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 needing special accommodation to participate in this matter, should contact the clerk of court's ADA Coordinator at (813) 276-8100 ext 4347 no later than 7 days prior to the proceeding; If you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court

on October 23, 2025. Victor Crist, Hillsborough Clerk of Courts 800 E Twiggs St, Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk Stephen L. Evans

11/7-11/28/25 4T

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

Case No.: 25-DR-014258 Division: DP ANA IVIS ROURA BARLET,

ISMAEL BONILLA CARDONA,

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

TO: ISMAEL BONILLA CARDONA Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANA IVIS ROURA BARLET, whose address is 3501 Lake Azzure Ct Apt #202C, Tampa, Florida 33614, on or before 12/10/2025, and file the original with the clerk of this Court at EDGECOMB COURTHOUSE - 800 E Twiggs St, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

Copies of all court documents in this

HILLSBOROUGH COUNTY

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

request. request.

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated 10/28/2025

Victor D. Crist, Clerk of Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk

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

IN THE CIRCUIT COURT OF THE THIRE EINCH COUNT OF THE THIRTEENTH JUDICIAL CIRCUIT STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY FAMILY LAW DIVISION

CASE NO.: 25-DR-011769 DIVISION: C IN RE: THE MARRIAGE OF MATTHEW WINBORN

Petitioner/Husband. and ABIGAIL NICOLE STAMPER a/k/a 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 clark of this Court at Hillsbornous inal with the clerk of this Court at Hillsborough County Clerk of Circuit Court, 800 E Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

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

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

MANATEE COUNTY

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2744

Division Probate IN RE: ESTATE OF LORENZO NEIL THOMAS, SR.,

Deceased. NOTICE TO CREDITORS

The administration of the estate of LOR-ENZO NEIL THOMAS, SR., decease whose date of death was October 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Divi-sion, the address of which is Attn: Probate and Guardianship, 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

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 surviv-ing spouse is property to which the Florida Uniform Disposition of Community Proper Y Rights at Death Act as set forth in Flor-ida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Sections 732.2211.

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.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA

MANATEE COUNTY

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 28, 2025.

Personal Representative: PATRICIA THOMAS

Attorney for Personal Representative: Jami C. Worley, Esq. Florida Bar Number: 1003559 WORLEY ELDER LAW, PLLC 4916 26th St. W., Suite 152 Bradenton, FL 34207 Telephone: (941) 448-1302 F-Mail: jami@worleyelderlaw.com E-Mail: jami@worleyelderlaw.com

11/28-12/5/25LG 2T

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

PROBATE DIVISION CASE NUMBER: 2025CP001173AX

IN RE: ESTATE OF 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 berepresentative's attorney are set forth below. This estate is intestate.

ALL INTERESTED PERSONS ARE NO-TIFIFD 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 THIS TPUBLICATION OF THIS NOTICE OR THIRTY DAYS 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: /s/ WILLIAM EUGENE CRIST 9562 East Briar Court Inverness, FL 34453

Attorney for Personal Representative: /s/ John P. Flanagan, Jr., Esq 710 Oakfield Drive, Suite 101 Brandon, FL 33511 (813) 681-5587 patflan@verizon.net FBN: 218499

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

IN THE CIRCUIT COURT FOR

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. 24206. The propers and addresses of the 34206. The names and addresses of the personal representative and the person-

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 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

MANATEE COUNTY

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 <u>www.manatee.realforeclose.com</u> 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 pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.

/s/ Natalie N. Minor Natalie N. Minor, Esquire Florida Bar No: 1039661 nminor@appletonreiss.com Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Attorney for Plaintiff

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 412025CP002420CPAXMA

IN RE: ESTATE OF ANN MARIE YOUNG Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANN MARIE YOUNG, deceased, whose date of death was May 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 Astorney
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:

MANATEE COUNTY

dmorris@olderlundvlaw.com

11/21-11/28/24LG 2T

OF OREGON FOR THE COUNTY OF WASHINGTON Wes Weaver v. Johanna E. Fraser

Case No. 25CV48297

IN THE CIRCUIT COURT OF THE STATE

NOTICE IS HEREBY GIVEN that Wes Weaver, as Plaintiff, has initiated a civil complaint against Johanna E. Fraser for conversion and alleging that Johanna E. Fraser converted 1.65699837 BTC with a value of \$151,516.62. Plaintiff is seeking a money award against the Defendant in that full amount, together with costs and disbursements incurred herein.

This notice is being given pursuant to Court Order as an alternative method of service of the summons and complaint pursuant to ORCP 7D(6)(a)(i).

NOTICE TO DEFENDANT: **READ THESE PAPERS CAREFULLY**

You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer." The "motion or "answer must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have a proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. side will win automatically. To "appear" you

If you have question, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-

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

ORANGE COUNTY

NONJUDICIAL PROCEEDING FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024277 PALM FINANCIAL SERVICES, LLC, Lienholder.

BARBARA GUAGENTI: PAUL Obligor

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Barbara Guagenti 540 WILSON AVE Glen Ellyn, IL 60137-6222 Paul Guagenti 540 WILSON AVE

540 WILSON AVE
Glen Ellyn, IL 60137
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Polynesian Villag & Princelows described as:

Villas & Bungalows described as:
An undivided 0.3422% interest in Unit 66 of the Disney's Polynesian Villas & Bungalows, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10857, Page 4004, Public Records of Orange County, Florida and all amendments

County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$5,580.11, plus interest (calculated by multiplying \$1.14 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured but the Meterage.

by the Mortgage.
The Manley Law Firm LLC
Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 2011214.1 FILE NO.: 25-024278 PALM FINANCIAL SERVICES, LLC, Lienholder,

11080-1024736

DANIEL GALLAGHER; GALLAGHER TIANA Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

ORANGE COUNTY

TO: Daniel Gallagher 3115 Mill Rd Ronkonkoma NY 11779-1408 Tiana Gallagher 112 Washington Pl Massapequa, NY 11758-6323

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Villas at Disnev's Grand Floridian Resort described as:
An undivided 0.0169% interest in Unit 11 of the Villas at Disney's Grand Floridian

Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')
The default giving rise

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$27,200.14, plus interest (calculated by multiplying \$7.54 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. by the Mortgage.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.

Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024663

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024279
PALM FINANCIAL SERVICES, LLC, Lienholder,

WILLIAM GILL Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: William Gill 2205 Bisbee Rd

League City, TX 77573-7322
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Riviera Resort described as: An undivided 0.5545% interest in Unit 9A

of Disney's Riviera Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20190114799, in the Public Records of Orange County, Florida, and all amendments thereto.

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshape Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$42,516.89, plus interest (calculated by multiplying \$18.59 times the number of days that have elapsed since Newmork 7, 2025). Plus the costs since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured

by the Mortgage.
The Manley Law Firm LLC
Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1024787

NONJUDICIAL PROCEEDING FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024280 PALM FINANCIAL SERVICES, LLC,

ROBBIE T. HILLERY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Robbie T. Hillery
1843 MCCARTHY AVE Sanford, FL 32771-3054 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Villas at Disney's Grand Floridian Resort described as: An undivided 0.0960% interest in Unit 6A of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545 Page 3964, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

ORANGE COUNTY

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$5,608.15, plus interest (calculated by multiplying \$1.47 times the number of days that have elapsed since November 5, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are the Timeshare Ownership Interest are insufficient to offset the amounts secured

insufficient to offset the amby the Mortgage.
The Manley Law Firm LLC
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1024858

NONJUDICIAL **PROCEEDING** FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024281 PALM FINANCIAL SERVICES, LLC, Lienholder,

JENNIFER LEE ANN REGO

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Jennifer Lee Ann Rego
103 CRAWFORD ST APT 1

Fall River, MA 02724-2409
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla Stat. §721.856 on the following Timeshare Ownership Interest at Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as:

& Cabins at Disney's Wilderness Lodge described as:

An undivided 0.2952% interest in Unit 16E of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving

to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$22,294.78, plus interest the amount of \$22,294.78, plus interest (calculated by multiplying \$5.06 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.

Institution to offset the amounts section by the Mortgage.

The Manley Law Firm LLC
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1024723

NONJUDICIAL PROCEEDING FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024282
PALM FINANCIAL SERVICES, LLC, Lienholder,

STACEY LYNN BONTEMPO; ANTHONY MARK BONTEMPO Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Stacey Lynn Bontempo 161 Fiebrich Rd 161 Fiebrich Rd
Rosanky, TX 78953-5116
Anthony Mark Bontempo
161 Fiebrich Rd
Rosanky, TX 78953-5116
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting

a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Villas at Disnev's Grand Floridian Resort described as: An undivided 0.0169% interest in Unit 12 of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records of Orange

County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The

ORANGE COUNTY

Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$30,254.81, plus interest (calculated by multiplying \$12.81 times the number of days that have elapsed since November 5, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured any time after the date of this Notice insufficient to offset the amounts secured

insufficient to offset the amounts secured by the Mortgage. The Manley Law Firm LLC Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1024855

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 13019358.0 FILE NO.: 25-024288 PALM FINANCIAL SERVICES, LLC,

MAGDALENA CASTANEDA

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Magdalena Castaneda 2346 N 74th Ct

2346 N 74th Ct Elmwood Park, IL 60707-2631 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Villas at Disney's Grand Floridian Resort described as:

An undivided 0.0225% interest in Unit 12 of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by expiring to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$37,430.26, plus interest (calculated by multiplying \$13.85 times the number of days that have elapsed since November 5, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are

of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage.

Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, 0H 43216-5028
Telephone: 407-404-5266 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024852

NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 13013569.3 FILE NO.: 25-024289 PALM FINANCIAL SERVICES, LLC, Lienholder,

ROBBIE T. HILLERY Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Robbie T. Hillery 1843 MCCARTHY AVE Sanford, FL 32771-3054

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla Stat. §721.856 on the following Timeshare Ownership Interest at Villas at Disney's

Grand Floridian Resort described as: An undivided 0.1366% interest in Unit 3E of the Villas at Disney's Grand Floridian Resort. leasehold (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records of Orange

Page 3964, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$14,716.66, plus interest (calculated by multiplying \$4.16 times the number of days that have elapsed since November 5, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are

the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq.

Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq.

ORANGE COUNTY

as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024868

NONJUDICIAL PROCEEDING FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 10012468.0 FILE NO.: 25-024294
PALM FINANCIAL SERVICES, LLC, Lienholder.

FLOYD J. CLAUSEN; THERESA L. CLAUSEN

NOTICE OF DEFAULT AND INTENT TO TO: Floyd J. Clausen
12742 ISRAELITE CHURCH RD
Independence, LA 70443 Theresa L. Clausen Inderesa L. Jausen
12742 ISRAELITE CHURCH RD
Independence, LA 70443-4144
The Manley Law Firm LLC has been
appointed as trustee by Palm Financial
Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Bay Lake Tower at Disney's Contemporary Resort described

as: An undivided 0.8147% interest in Unit 49A of the Bay Lake Tower at Disney's Contemporary Resort, a leasehold Resort, a leasure.

"Condominium"), condominium according to the Declaration of Condominium thereof as recorded in Official Records Book 9755, Page 2293, Public Records of Orange County, Florida and all amendments thereto (the Declaration')

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,706.73, plus interest (calculated by multiplying \$0.49 times the number of days that have elapsed since November 5, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82

Telecopier: 614-220-5613 11080-1024872 NONJUDICIAL PROCEEDING FORECLOSE CLAIM
TRUSTEE **CONTRACT NO.: 31878.1** FILE NO.: 25-024295 PALM FINANCIAL SERVICES, LLC,

P. O. Box 165028

Columbus, OH 43216-5028 Telephone: 407-404-5266

vs. John K. Keku; Temitope O. Keku

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: John K. Keku
204 CATES FARM RD
Chapel Hill, NC 27516-7766
Temitope O. Keku
204 CATES FARM RD Chapel Hill, NC 27516-7766

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla Stat. §721.855 on the following Timeshare Ownership Interest at Disney Vacation Club at Walt Disney World Resort

described as:
An undivided 0.5362% interest in Unit 62C of the Disney Vacation Club at Walt Disney World Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4361, Page 2551, Public Records of Orange County, Elevida, and all perpendients.

thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,043.73, plus interest (calculated by multiplying \$0.59 times the number of days that have so.39 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts

are insufficient to oriset the amounts secured by the Claim of Lien.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613

NONJUDICIAL PROCEEDING TO

11080-1024801

ORANGE COUNTY

FORECLOSE CLAIM OF LIEN BY CONTRACT NO.: 31585.0 FILE NO.: 25-024297 PALM FINANCIAL SERVICES, LLC,

MATILDE AMARCHAND; LINGAPPA AMARCHAND Obligor(s)

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Matilde Amarchand 2517 S Parkview St Tampa, FL 33629-7647 Lingappa Amarchand 5228 Golf Club Ln

Brooksville, FL 34609-0310
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney Vacation Club at Walt Disney World Resort described as:

An undivided 0.3574% interest in Unit 55 of the Disney Vacation Club at Walt Disney World Resort, a leasehold condominium the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4361, Page 2551, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration') The default giving rise to these

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$9,117.47, plus interest (calculated by multiplying \$3.29 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the secured by the Claim of Lien.

Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-11080-1024797

NONJUDICIAL **PROCEEDING** FORECLOSE CLAIM
TRUSTEE TIEN BY FILE NO.: 25-024298 PALM FINANCIAL SERVICES, LLC, Lienholder,

ANTHONY ABELLO, JR.; SHANNON Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Anthony Abello, Jr. 5 LAUREL CT Barnegat, NJ 08005-2231 Shannon Abello 5 LAUREL CT

Barnegat, NJ 08005-2231 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

An undivided 0.4379% interest in Unit 54A of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659. Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,046.13, plus interest (calculated by multiplying \$0.57 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment of this Notice until the Trustee's sale of will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.
The Manley Law Firm LLC

The Maniey Law Firm LLC Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1024712

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-024301 PALM FINANCIAL SERVICES, LLC, Lienholder,

ELVIS T. ULUFANUA; WANDA D. ULUFANUA

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Elvis T. Ulufanua 24703 Island Ave Carson, CA 90745-6545 Wanda D. Ulufanua 1671 SOUTH LENTER STREET #9 Moscow, ID 83843

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

An undivided 0.4379% interest in Unit 88B of the Disney's Saratoga Springs Resort. a leasehold condominium the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments

thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,152.72, plus interest (calculated by multiplying 90.64 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

The Manley Law Firm LLC Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1024713

NONJUDICIAL PROCEEDING FORECLOSE CLAIM OF LIEN CONTRACT NO.: 9028116.0 FILE NO.: 25-024307 PALM FINANCIAL SERVICES, LLC, Lienholder,

WILLIAM BRIAN BYNUM; STEPHANIE RENEE BYNUM Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: William Brian Bynum 1850 EAST 474 ROAD Pryor, OK 74361 Stephanie Renee Bynum 14707 RUBY DR

Inola, OK 74036-5486 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as:

An undivided 0.9823% interest in Unit 79D of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments

County, Florida and thereto (the 'Declaration') The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,059.73, plus interest (calculated by multiplying \$0.58 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.
Michael E. Carleton, Esq.

Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024828

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY CONTRACT NO.: 9002395.1 FILE NO.: 25-024308 PALM FINANCIAL SERVICES, LLC, Lienholder.

WANDA R. GILMORE

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Wanda R. Gilmore 9130 KIEFER BOULEVARD APT # 38 Sacramento, CA 95826 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting

ORANGE COUNTY

a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as:

An undivided 0.2768% interest in Unit 104A of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,481.11 plus interest (calculated by multiplying \$0.36 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

Michael E. Carleton, Esq.

Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P O Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024790

NONJUDICIAL PROCEEDING FORECLOSE CLAIM OF LIE TRUSTEE LIEN BY **CONTRACT NO.: 31878.0** FILE NO.: 25-024310 PALM FINANCIAL SERVICES, LLC, Lienholder,

vs. JOHN K. KEKU; TEMITOPE O. KEKU Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: John K. Keku 204 CATES FARM RD Chapel Hill, NC 27516-7766 Temitope O. Keku 204 CATES FARM RD Chapel Hill, NC 27516-7766
The Manley Law Firm LLC has been

appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla Stat. §721.855 on the following Timeshare Ownership Interest at Disney Vacation Club at Walt Disney World Resort described as:

An undivided 0.7149% interest in Unit 55 of the Disney Vacation Club at Walt Disney World Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 4361, Page 2551, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor to any condominium assessments and dues

pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right county, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to arrest the default seat the object of the seat of the seat the default seat the object. to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$6,210.31, plus interest (calculated by multiplying \$2.36 times the number of days that have 52.30 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024834

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 9037721.0 FILE NO.: 25-024314 PALM FINANCIAL SERVICES, LLC, Lienholder.

MARK BEESE; DENISE BEESE; EMILY JERGER, AKA EMILY BEESE; BEN BEESE; HANNAH BEESE

NOTICE OF DEFAULT AND INTENT TO TO: Mark Beese 28843 Cedar Cir Evergreen, CO 80439 Denise Beese 28843 CEDAR CIR Evergreen, CO 80439 Emily Jerger, AKA Emily Beese 28843 CEDAR CIR Evergreen, CO 80439 Ben Beese 28843 Cedar Cir Evergreen, CO 80439-8426 Hannah Beese 28843 CEDAR CIR Evergreen, CO 80439
The Manley Law Firm LLC has been

ORANGE COUNTY

appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as: An undivided 0.9823% interest in Unit

94C of the Disney's Animal Kingdom Villas, a leasehold condominium (the Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange

County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of or this Notice until the Trustee's sale or the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,909.73, plus interest (calculated by multiplying plus interest (calculated by multiplying \$0.51 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028

NONJUDICIAL **PROCEEDING** FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-024316 PALM FINANCIAL SERVICES, LLC, Lienholder, DIANA L. TURNBO Obligor

Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613

11080-1024814

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Diana L. Turnbo 1611 SHERMAN ST Woodland, CA 95695

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare

Stat. §/21.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

An undivided 0.5392% interest in Unit 133B of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County. Florida and all amendments County, Florida and all amendments

thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,895.65, the Lienholder in the amount of \$1,895.65, plus interest (calculated by multiplying \$0.51 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. The Manley Law Firm LLC Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028

Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1024688

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 31878.2 FILE NO.: 25-024319 PALM FINANCIAL SERVICES, LLC,

JOHN K. KEKU; TEMITOPE O. KEKU

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: John K. Keku 204 CATES FARM RD Chapel Hill, NC 27516-7766 Temitope O. Keku 204 CATES FARM RD Chapel Hill, NC 27516-7766 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Villas at Disney's Grand Floridian Resort described as: An undivided 0.0533% interest in Unit 1D of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records of Orange County, Florida and all amendments

ORANGE COUNTY

thereto (the 'Declaration') The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,003.95, plus interest (calculated by multiplying \$0.14 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82

Telecopier: 614-220-5613 11080-1024648 NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTFF CONTRACT NO.: 9002395.0 FILE NO.: 25-024323 PALM FINANCIAL SERVICES, LLC, vs. WANDA R. GILMORE

P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266

Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Wanda R. Gilmore 9130 KIEFER BOULEVARD APT # 38 Sacramento, CA 95826

The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as:

An undivided 0.9823% interest in Unit 72B of the Disney's Animal Kingdom Villas a Jeasehold condominium (the

Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to

pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,033.15, plus interest (calculated by multiplying \$0.58 times the number of days that have elapsed since November 7, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts

secured by the Claim of Lien. Michael E. Carleton, Esq. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613

11080-1024791

NONJUDICIAL **PROCEEDING** FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 16050578.0 FILE NO.: 25-025229 PALM FINANCIAL SERVICES, LLC,

ANNA RENEE NUNGESTER; TY EDISON NUNGESTER Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Anna Renee Nungester
8212 Stratfordchase Dr Westerville, OH 43081-5050 Ty Edison Nungester 8212 Stratfordchase Dr

Westerville, OH 43081-5050
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Riviera Resort described as: An undivided 0.2225% interest in Unit 16A

An undivided of J.2225% interest in Unit 16A of Disney's Riviera Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20190114799, in the Public Records of Orange County, Florida, and all amendments thereto

and all amendments thereto.

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default

ORANGE COUNTY

any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$34,032.63, plus interest (calculated by multiplying \$12.22 times the number of days that have elapsed since November 12, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured Institution to onset the amounts secured by the Mortgage.

Michael E. Carleton, Esq.

Jordan A. Zeppetello, Esq.

Jasmin Hernandez, Esq.

as Trustee pursuant to Fla. Stat. §721.82

P. O. Box 165028

Columbus, 0H 43216-5028

Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024985 NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE

PALM FINANCIAL SERVICES, LLC, Lienholder, JONATHAN SHEETS; KRISTEN SHEETS Obligor(s)

CONTRACT NO : 4032463 1

FILE NO.: 25-025231

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Jonathan Sheets
1602 MICHAEL ROBERT WAY
Cedar Park, TX 78613-5833
Kriston Sheets

Kristen Sheets 1602 MICHAEL ROBERT WAY Cedar Park, TX 78613-5833
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla

Stat. §721.856 on the following Timeshare Ownership Interest at Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as:

described as:

An undivided 0.2188% interest in Unit
19B of Copper Creek Villas & Cabins at
Disney's Wilderness Lodge, a leasehold
condominium (the "Condominium"),
according to the Declaration of
Condominium thereof as recorded as
Instrument Number 20170096685, in the
Public Records of Crange County, Florida Public Records of Orange County, Florida, and all amendments thereto.

The default giving rise to these proceedings is the failure of the Obligor

roceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$7,425.58, plus interest (calculated by multiplying \$1.44 times the number of days that have elapsed since November 12, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timestern Council Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq.

Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024983

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:

FAMILY ADVENTURES ABROAD Owner: Steven Schumpp 6107 Cypress Hill Road Winter Garden, FL 34787 11/21/25LG 1T

NOTICE OF SALE

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 VEHICLES LISTED BELOW
AT THE FOLLOWING LOCATION TO
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 2021 MERZ VN W1W40CHY9MT055519 DEC. 8, 2025 OWNER: PAVEL ZEMSKII / LIEN HOLDER: NISSAN MOTOR AC-CEPTANCE COMPANY

2012 VOLK 4D 3VWDX7AJ5CM347223 . 23. 2025 OWNER: YASIR MOHAM-MED A AIJAHDALI/ LIEN HOLDER: NONE

ANY PERSON(S) CLAIMING ANY IN-TEREST IN THE ABOVE VEHICLES SHOULD CONTACT: BEST LIEN SER-VICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.

11/28/25LG 1T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003493

IN RE: ESTATE OF JOAN C. RABE Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joan C. Rabe, deceased, whose date of death was March 9, 2022, is pending in the Cir-

ORANGE COUNTY

cuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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 dethe 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 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 28, 2025.

Personal Representative: Mark Jonathan Peoples 8914 Landwood Drive Houston, Texas 77040

Attorney for Personal Representative: Nathan L. Townsend Attorney Florida Bar Number: 0095885 1000 Legion Place, Ste. 1200 Orlando, Florida 32801 Telephone: (407) 792-6100 Fax: (407) 982-1314 E-Mail: nathan@nltlaw.com Secondary E-Mail: service@nltlaw.com

11/28-12/5/25LG 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA

Case No: 2025-DR-011785-O Division: 30

MOHAMMED LARHOUASLI MARRAKCHI Petitioner,

and 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 1/126 and file the original with the 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 Fam-ily 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 Bv: /s/ Sebastian Ramos Declet Deputy Clerk 11/21-12/12/25LG 4T

IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA

Case No.: 2025-CC-009029-O

Tivoli Gardens Homeowners Association, Inc., 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-Q, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein Tivoli Gardens Ho-Newspaper, wherein Tivoli Gardens Homeowners Association, Inc. is the Plaintiff, and Alexandra Mendible, as Trustee of The Sofia Palermo Revocable Trust, Dated July 5, 2013, and All Unknown Tenants/Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at www.myorangeclerk.real-

ORANGE COUNTY

foreclose.com, at 11:00 o'clock A.M. on January 15, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 40, TIVOLI GARDENS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 120 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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

ANY PERSON CLAIMING AN 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.

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 titled, 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 impediately upon residient this patification if mediately 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 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:

LOT 55. WETHERBEE LAKES SUB-DIVISION 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 OR-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 Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 6th day of November 2025.

/s/ Michael C. Coyle MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Secondary Email: sbaker@storeylawgroup.com Attorneys for

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

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY To: SHYCARRIA A. REEDING

Case: CD202502293/D 3419782

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

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

RANELL WILLIAMS Petitioner, CARLOS BATISTA. Respondent.

ORANGE COUNTY

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 WILLHAMS, Markos D. Eugenios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, FL 34794, eugenioslaw@outlook.com on or before 12/11/2025 and file the original with the clerk of Court at 425 North Orange Avenue, Orlando, FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the supplemental petition.

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

request.

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

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

Tiffany Moore Russell Clerk of the Circuit Court By: /s/ Robert Hingston Deputy Clerk

425 N Orange Ave #320 Orlando, FL 32801 11/7-11/28/25LG 4T

OSCEOLA COUNTY

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

CIVIL DIVISION

CASE NO.: 2025 CA 002178 MF FREEDOM MORTGAGE CORPORATION PLAINTIFF.

VS

EDUARDO OCA AVILA, ET AL. DEFENDANT(S). IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025 CA 002178 MF NOTICE OF ACTION

TO: Eduardo Oca Avila Last Known Address: 1109 Hilltop Place, Saint Cloud, FL 34772

Current Residence: UNKNOWN TO: Eduardo Oca Avila

Last Known Address: 9206 Randal Park Blvd, Apt 2113 Orlando FL 32832

Current Residence: UNKNOWN TO: Eduardo Oca Avila

Last Known Address:13245 Oulton Cir Orlando FL 32832

Current Residence: UNKNOWN TO: Eduardo Oca Avila

Last Known Address:207 Hydra Way Groveland FL 34736

Current Residence: UNKNOWN

TO: Unknown Spouse of Eduardo Oca Avila

Last Known Address: 1109 Hilltop Place, Saint Cloud, FL 34772

Current Residence: UNKNOWN TO: Unknown Spouse of Eduardo Oca

Last Known Address: 9206 Randal Park

Blvd. Apt 2113 Orlando FL 32832 Current Residence: UNKNOWN

TO: Unknown Spouse of Eduardo Oca Last Known Address: 13245 Oulton Cir

Orlando FL 32832 Current Residence: UNKNOWN

TO: Unknown Spouse of Eduardo Oca

Last Known Address: 207 Hydra Way Groveland FL 34736

Current Residence: UNKNOWN

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

Lot 50, in RESERVE AT PINE TREE, according to the map or plat thereof as recorded in Plat Book 27, Page 93, inclusive, of the Public Records of Osceola County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 9th January 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing. Inc. Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida

OSCEOLA COUNTY

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 14th day of November , 2025. **KELVIN SOTO**

As Clerk of Court By: Kelvin Soto, Esq As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1025396

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

CIVIL DIVISION

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

VS. 1434 ROLLING FAIRWAY DRIVE LLC. FT AI

DEFENDANT(S). NOTICE OF ACTION

TO: 1434 Rolling Fairway Drive LLC

Last Known Address: c/o SHAMA SILBEREMAN, Registered Agent, 1434 Rollings Fairway Drive, DAVENPORT, FL 33896

Current Residence: UNKNOWN TO: 1434 Rolling Fairway Drive LLC Last Known Address: 1575 61st St Apt 5R,

Brooklyn, NY 11219 Current Residence: UNKNOWN TO: 1434 Rolling Fairway Drive LLC

Last Known Address: 42 Harrison Ave, Apt 2, Brooklyn, NY 11211 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 109, Stoneybrook South Phase G-1,

a subdivision according to the plat thereof recorded in Plat Book 23, Page 45, of the Public Records of Osceola County, Florida. has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 21, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

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 Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

EDGE OVER SOLUTIONS LLC Owner: ReGina Newkirk Rucci 5022 Sunfalls Avenue

St. Cloud, FL 34772

11/28/25LG 1T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2025 CC 000587 CL

The Manors at Lake Berkley Resort Homeowners Association, Inc., Plaintiff.

VS.

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 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:

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 en-titled, at no cost to you, to the provision

OSCEOLA COUNTY

of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 13th day of November, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association Bv: /s/ Joshua Mowery

Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnattorneys.com 11/21-11/28/25LG 2T

PASCO COUNTY

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PASCO COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES.

MAXWELL BUTLER, ET AL., MAXWELL BUTLER, ET AL.,
Defendants.
Case No: 2024CA000507CAAXWS
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 11/17/2025, and entered in Case No. 2024CA000507CAAXWS of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and MAXWELL BUTLER; FRANCHESCA A. PENA; STATE OF FLORIDA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FOUNDATION FINANCE COMPANY LLC; PASCO COUNTY CLERK OF COURT, are Defendants, Nikki Alavarez-Sowles, Pasco County Clerk of Courts, will sell to the highest and best bidder for cash at www.pasco.realfoeclose.com at 11:00 a.m. on December 16, 2025 the following described property set forth in said Final

described properly set form in said Final Judgment, to wit:
LOT 480, SEVEN SPRINGS HOMES UNIT THREE - B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA

Commonly known as: 7329 Jenner Ave, New Port Richey, FL 34655

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, owner as of the date of the Lis Peridens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against

the Mortgager, the Mortgagee or the Mortgagee's attorney.

DATED November 18, 2025 /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: Service Emails:
bpetrino@lenderlegal.com
EService@Lenderl.egal.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 18th day of November 2025 to: MAXWELL BUTLER 7329 Jenner Ave. New Port Richey, FL 34655 FRANCHESCA A. PENA

7329 Jenner Ave. New Port Richey, FL 34655 STATE OF FLORIDA c/o Hastings Jones, Esq. Senior Assistant Attorney General Office of the Attorney General The Capitol, Suite PL-01 Tallahassee, FL 32399-1050 oag.foreclose.eserve@myfloridalegal. HN F RUDY III Assistant United States Attorney 400 North Tampa Street, Suite 3200 Tampa, FL 33602 USAFLM.HUD@usdoj.gov

DOJMDFIa@hud.gov Attorney for, SECRETARY OF HOUSING AND URBAN DEVELOPMENT PASCO COUNTY CLERK OF COURT 38053 LIVE OAK AVENUE
DADE CITY, FL 33523
FOUNDATION FINANCE COMPANY LLC FOUNDATION FINANCE C C/O CORPORATION COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301 /s/ Bradford Petrino

Bradford Petrino, Esq. 11080-1025319

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,

DESIREE M. FRANK; et al., Defendants. Case No: 2025-CA-000984 NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated, and entered in Case No. 2025-CA-000984 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN

PASCO COUNTY

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, Commonly known as: 3554 Blackhawk

Orinitorily Ritoria as. 3534 blackflawk 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, what file a blie with the Civil Research file. must file a claim with the Clerk no later must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may

be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgager, the Mortgagee or the Mortgagee's attorney.

DATED November _14____, 2025

DATED November 14____, 2023
/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
Attoroxy for Plaintiff Attorney for Plaintiff Service Emails:

pstecco@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 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 transportation providers for information regarding disabled transportation services. 11080-1024913

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:

HUNGRY FEAST Owner: Hungry Panda NPR Inc 9910 Little Rd New Port Richey, FL 34654 11/28/25LG 1T

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

CIVIL DIVISION CASE NO.: 2025CA002691CAAXWS

FREEDOM MORTGAGE CORPORATION Plaintiff. VS.

ANITA C. LAWRENCE, ET AL., Defendant(s).

NOTICE OF ACTION

TO: Unknown Spouse of Grace Reilly Last Known Address: 11806 White Ash Dr, New Port Richey, FL 34654 Current Residence: UNKNOWN

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

LOT 133, ARBORWOOD AT SUM-MERTREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 50 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 29th, 2025, within or before a date at least thirty (30) days after fore 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 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 par-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 con your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this portation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transporta-

WITNESS my hand and the seal of this Court this 21st day of November, 2025. Nikki Alvarez-Sowles, Esq. As Clerk of Court

By: s/ Haley Joyner As Deputy Clerk Miller, George & Suggs, PLLC

11/28-12/5/25LG 2T

Receipt of Application Noticing Notice is hereby given that the South-

PASCO COUNTY

west Florida Water Management District has received an Individual Environmental Resource Application Number 928460 from, EPG Two Rivers QOZP LLC, 111 S. Armenia Ave, Suite 201, Tampa, FL. Application received: 10/22/2025. Proposed activity: Modification to the Mass Grading Application - ERP 45690 Project name: Two Rivers Southeast Mass Grading - Modification #2. Project size: 763.20 acres. Location: Section 04, 28, 29, & 33, Township 26, 27, South, Range 21, East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection. Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referenceing the permit application number to the Southwest Florida Water Management District, Regulation Performance Man-agement Department, 2379 Broad Street, agement Department, 23/9 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Magazament Department of (362) mance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

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 Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:

AOG ALERTS

Owner: Low-Coders LLC 15629 Segengeti Blvd Spring Hill, FL 34610

11/28/25LG 1T

11/28/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 512025CP001685CPAXWS **Division Probate**

IN RE: ESTATE OF DAVID MARK. SMITH Deceased.

NOTICE TO CREDITORS

The administration of the estate of DAV-ID MARK SMITH, deceased, whose date of death was December 29, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richeys, El 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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 has been 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 DA YS 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 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 ss. 732.2211, Florida Statutes.

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

FOREVER BARRED. NOTWITHSTANDING THE TIME 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 28, 2025.

Personal Representative: /s/ Mary A. Smith MARY A. SMITH 45705 Peninsula Drive E. Grand Junction, Michigan 49056

Attorney for Personal Representative: /s/ Dana Kemper Dana Kemper, Esq. Florida Bar # 0044337 Hemnes August 1044337 HEMNESS FALLER ELDER LAW 309 N. Parsons Avenue Brandon, Florida 33510-4515 (813) 661-5297 (813) 689-8725 fax dana@hemnesslaw.com service@hemnesslaw.com

11/28-12/5/25LG 2T

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

Case No.: 2025CA000211CAAXWS Division: G

REGIONS BANK,

BARBARA LYON-HALL a/k/a BARBARA L. HALL; UNKNOWN SPOUSE OF BARBARA LYON-HALL a/k/a OF BARBARA L. HALL; LESLIE C. HALL; UNKNOWN SPOUSE OF LESLIE C. HALL; RUSSELL HALL; UNKNOWN SPOUSE OF RUSSELL HALL; JOHN HALL; UNKNOWN SPOUSE OF JOHN HALL; UNKNOWN SPOUSE OF JOHN HALL, if living, and all unknown parties

PASCO COUNTY

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; THE UNKNOWN HEIRS, SPOUSES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST BARBARA LYON-HALL AVIXA BARBARA L. HALL, DECEASED; State of FLORIDA; NIKKI ALVAREZ-SOWLES, CLERK OF CIRCUIT COURT IN AND FOR PASCO COUNTY, a political subdivision of the state of Florida; GEICO GENERAL INSURANCE COMPANY, as subrogee of KELLIE RENEE MORRISON; UNKNOWN TENANT #1

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 Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of the Circuit Court, will sell the property situate in Pasco County, Florida, described as:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PAS-CO COUNTY, FLORIDA TO-WIT:

LOT 4, OF THE UNRECORDED O'SULLIVAN PLAT, ALSO KNOW AS A PORTION OF THE SOUTHWEST 1/4 OF THE

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE RUN NORTH 00 DEGREES 42 MINUTES 39 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 16, 668.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 42 MINUTES 39 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 16, 150.00 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 34 SECONDS EAST, 309.10 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 14 SECONDS WEST, 150.00 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 34 SECONDS WEST, 309.24 FEET TO THE POINT OF THE BEGINNING.

at public sale, to the highest and best bidder for cash, in an online sale at www.pasco.realforeclose.com, beginning at 11 a.m. on March 12, 2026.

A.M. On March 12, 2026.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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) 847-8028 (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 or voice impaired, call 711.

DATED this 18th day of November, 2025. ROD B. NEUMAN, Esquire

For the Court

By: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman 3321 Henderson Blvd, Tampa, FL 33609

11/28-12/5/25LG 2T

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

PROBATE DIVISION Case No: 2025-CP-001733

IN RE: ESTATE OF CAROL LYNN FORTNER A/K/A CAROL FORTNER,

Deceased.

The administration of the estate of Carol Lynn Fortner a/k/a Carol Fortner, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE

PASCO 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 BARRED.

The date of first publication of this notice is November 28, 2025.

Personal Representative: Grant Moyers 4542 Deer Lodge Road New Port Richey, FL 34655

Attorney for Personal Representative: Paul M. Messina, Jr., Esq. Florida Bar Number: 84490 MESSINA LAW GROUP, P.A. 2550 Permit Place New Port Richey, FL 34655 Telephone: (813) 492-7798 Fax: (727) 216-4787 paul@messinalawgroup.com service@messinalawgroup.com

11/28-12/5/25LG 2T

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

Case No.: 2025-CP-001473

IN RE: The Estate of GREGG ALAN BOX, Deceased.

NOTICE TO CREDITORS

The administration of the estate of GREGG ALAN BOX, whose date of death was January 11, 2025, File Number 2025-CP-001473, is pending in the Clerk of the Circuit Court, Pasco County, Probate Division, the address of which is 7530 Little Road New Port Richey, FL 34656. The names and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative: JESSY L. BOX c/o YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606

Attorney for Personal Representative: CARLA B. YATES, Esquire YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606 (813) 254-6516 Florida Bar No.: 709166 cyates@yateslawfirm.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No.: 512025CP001441CPAXWS
IN RE: THE ESTATE OF:
PETER CHRISTIAN.

ed. 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 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,

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

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

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

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

Attorney for Personal Representative: Robert L. Olsen LONGHOUSE, RICHARDS, OLSEN &

PASCO COUNTY

RIEF, PLLC 202 S. Rome Avenue, Suite 110 Tampa, Florida 33606 Telephone: (813) 223-5351 E-mail: rolsen@Irorlaw.com Secondary e-mail: sferraro@Irorlaw.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.

VS.

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 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 at 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) 847-8028 (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 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 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.

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@iofirm.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

PASCO COUNTY

SUSAN M. BIRCHARD PURVIANCE Deceased.

NOTICE TO CREDITORS (summary administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of SUSAN M. PURVIANCE, also known as SUSAN M. BIRCHARD PURVIANCE, deceased, File Number 2025-CP-001511, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338; that the decedent's date of death was July 15, 2025; that the total value of the estate is \$14,559.00 and that the names of those to whom it has been assigned by such order are:

JOHN GALIK 12919 Club Drive, Hudson, FL 34667 APRIL LEDGER

5175 South Park Ave., Dothan, AL 36301 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 payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Person Giving Notice: /s/ JOHN GALIK

Attorney for Person Giving Notice: /s/ MALCOLM R. SMITH, ESQUIRE Email: 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

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

CASE NO.: 2024-CA-001932-CAAXES JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

Plaintiff, vs.

DOUGLAS MICHAEL LEE, UNKNOWN SPOUSE OF DOUGLAS MICHAEL LEE and SADDLE CREEK MANOR TOWNHOMES HOMEOWNERS ASSOCIATION, INC., Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure entered on October 27, 2025 in the above-captioned action, the following property situated in Pasco County, Florida, described as:

LOT 31, SADDLE CREEK MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 104 THROUGH 109, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Shall be sold by the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., on the 20th day of January, 2026 at 11:00a.m. (Eastern Time) at www.pasco.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

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.

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

PASCO COUNTY

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 JOHN DOE and JANE DOE, are the Defendant(s), the Clerk of the Court shall sell to the highest bidder for cash electronically online at the following website: www.pasco.realforeclose.com, at 11:00 A.M., on the 17th day of December, 2025, the following described real property set forth in the Uniform Final Judgment of

Foreclosure:

Tract 95 of the unrecorded plat of WES-LEY 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

ing 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) 251-5533
Facsimile: (813) 251-9000

brian@langfordmyers.com (primary)

helen@langfordmyers.com (primary) pam@langfordmyers.com (secondary) Attorneys for Plaintiff 11/21-11/28/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

Case No.: 2025CP001540CPAXES

Division: Probate

CATHERINE LOUISE DONOVAN Deceased

IN RE: ESTATE OF

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.

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 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: William Donovan 22577 E. Layton Circle Aurora, Colorado 80015

PASCO COUNTY

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, 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's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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/ 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

11/21-11/28/25I G 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

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 Divi-sion, the address of which is 20 N Main Street, Brooksville, FL 34601. The names and addresses of the personal representa-tive and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must 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.

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

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

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

Personal Representative: /s/ James Howard Prescott

Attorney for Personal Representative: /s/ Nina McGucken Alvarez Florida Bar No. 0063814 McGUCKEN ALVAREZ P.A 1320 9th Avenue, Suite 210 Tampa, Florida 33605 (813) 248-3782

office@mcguckenalvarez.com 11/21-11/28/25LG 2T

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

Case No.: 25-4239-DR Judge: DANIEL DWIGHT DISKEY

DANIELLE HANDERHAN. Petitioner, and

CHRISTOPHER LEUDEMANN, Respondent.

NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD) TO: CHRISTOPHER LEUDEMANN

7206 Ashwood Drive Port Richey, FL 33548 YOU ARE NOTIFIED that an action for

PASCO COUNTY

PETITION FOR CHANGE OF NAME has been filed against you and that you are 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 (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 upor 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 law-suit will be mailed or e-mailed to the address on record at the clark'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 CIVIL DIVISION

CASE NO.: 2025CA000229CAAXES Division: B HIGHLAND OAKS TOWN HOME ASSOCIATION INC. a Florida not for profit corporation,

Plaintiff.

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

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 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 above named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, HIGHLAND OAKS TOWN HOME ASSOCIATION, INC, First Amended Complaint to Quiet Title to Real Property ("Complaint") filed in this action: YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco

County, Florida: THE NORTH 220 FEET OF EAST 1/2 OF SOUTHWEST ¼ LYING EAST OF FT. KING ROAD AND NORTH 220 FEET OF WEST ½ OF SOUTHEAST ¼ OF SOUTHWEST ¼, ALL IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. LESS THOSE PARCELS DESCRIBED

OFFICIAL RECORDS BOOK 6394, PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6394 PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA:

OFFICIAL RECORDS BOOK 6394, PAGES 267 THROUGH 268, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6394, PAGES 113 THROUGH 114, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6409, PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PASCO 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;

10. OFFICIAL RECORDS BOOK 6457, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

11. OFFICIAL RECORDS BOOK 6547, PAGES 1771 THROUGH 1772, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

12. OFFICIAL RECORDS BOOK 6620 PAGES 888 THROUGH 889, OF

PASCO COUNTY

THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

13. OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; 14. 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 PASCO 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;

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 PASCO COUNTY, FLORIDA;

23. OFFICIAL RECORDS BOOK 6787,

OFFICIAL RECORDS BOOK 6901, PAGES 522 THROUGH 523, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 6901,

PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6922 PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

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; 31. OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
32. OFFICIAL RECORDS BOOK 7101,

PAGES 80 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7110, PAGES 976 THROUGH 977, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7110, PAGES 1245 THROUGH 1246, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; 35. 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 PASCO 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 THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7291,
PAGES 1039 THROUGH 1040, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; OFFICIAL RECORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF 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 PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 7533, PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

46. OFFICIAL RECORDS BOOK 7533, PAGES 343 THROUGH 344, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
47. OFFICIAL RECORDS BOOK 7533,

PAGES 297 THROUGH 298, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; AND SUBJECT TO THOSE CERTAIN

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, 28 days after date of first publication, on or before

PASCO COUNTY

December 15th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

11/14-12/5/25 4T

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

Case No. 2025CA000297CAAXWS STEVEN D. DEGRACIA,

Plaintiff,

BARBARA J. LANKARD, Defendant

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

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

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

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

This action has been filed against you as a Defendant, and you are required to serve a 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 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

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25-003887-FD

ROMAN ALEXANDROVIEH DANILCHENKO Petitioner,

OLGA IGOREVNA SEMINENKO

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

TO: OLGA IGOREVNA SEMINENKO Last known address: Yantarnaya Street 3 Saratov Novogu Selskiy City Saratov Navogu Selskiy City Saratov Russia

YOU ARE NOTIFIED that an action for 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 ROMAN ALEXANDROVIEH DANILCHENKO, whose address is 551 North Saturn Ave, Clearwater, Florida 33755, on or before 28 days after first publication, and file the original with the clerk of this Court at Ken Burke, Clerk of the Circuit Court, Civil Court Records, 245 Court Street 315 Court Street, Room 170, Clearwater Florida 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

cuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 11/14/2025

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith

Deputy Clerk 11/28-12/19/25LG 4T IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR

PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-000816-CI FREEDOM MORTGAGE CORPORATION PLAINTIFF,

EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR, ET AL., DEFENDANTS. RE-NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant

PINELLAS COUNTY

to Order on Plaintiff's Motion to Cancel and Reschedule the November 20, 2025 Foreclosure Sale dated the 19th day of November, 2025, and entered in Case No. 25-000816-Cl, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EMMANUEL ANTONIO RAMIREZ, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A MARK DEVOS; POWER HOME REMODELING GROUP, LLC A/K/A POWER HOME REMODELING; CLERK OF THE COURT, PINELLAS COUNTY, FLORIDA; STATE OF FLORIDA; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 www.pinellas.realforeclose.com at 10:00 A.M. on the 14th day of January, 2026, the following described property as set forth in

A.M. On the 14th day of Jahluary, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 13, BLOCK E, HIGHLAND TERRACE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE(S) 46, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IF YOU ARE A PERSON CLAIMING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities preeding transportation to court should needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 20th day of November, 2025. By: /S/ 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

Liana R. Hall

11080-1025266

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY PROBATE DIVISION

Case No. 25-009425-ES IN RE: ESTATE OF DENNIS G. PHILLIPS,

Deceased.

NOTICE TO CREDITORS The administration of the estate of DEN-NIS G. PHILLIPS, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pinellas County, Flori-da, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 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 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

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.

ust be filed with the cler

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 28, 2025.

Personal Representative: National Advisors Trust Company By: Jerie Glass Vice President

Attorney for Personal Representative: /s/ Caitlin M. Powell Caitlin M. Powell, Esq./FBN 118385 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 311 Park Place Blvd., Ste. 300 The Park Place Bivd., Ste. 300 Clearwater, Florida 33759 Telephone: (727) 461-1818 Primary E-mail: CaitlinP@jpfirm.com Secondary E-mail: AngelaM@jpfirm.com Secondary E-mail: AngelaM@jpfirm.com

Attorneys for Personal Representative 11/28-12/5/25LG 2T

(Continued on next page)

Page 30/LA GACETA/Friday, November 28, 2025

PINELLAS COUNTY

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 928398 from SP Pinellas III LLC. Application received: October 17, 2025. Proposed activity: New multi-family residential development. Project name: 9110 US Highway 19 North. Project size: 9.88 Ac MOL. Location: Section 21, Township 30, Range 16, in Pinel-Froject size: 9.88 Ac MOL. Location: Section 21, Township 30, Range 16, in Pinellas County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL. Interested persons may inspect a copy of the application and sumit written comments concerning the application. 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 reference ing the permit application number to the Southwest Florida Water Management District, Regulation Performance Man-District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

11/28/25LG 1T

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

CASE NO.: 25-004622-CI

FREEDOM MORTGAGE

CORPORATION Plaintiff,

UNKNOWN HEIRS. BENEFICIARIES. DEVISEES, ASSIGNEES, LIENORS CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID A. HENRICH, 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 David A. Henrich

Last Known Address: 1221 Woodlawn Street, Clearwater, FL 33756 Current Residence: UNKNOWN

Unknown Spouse of David A. Henrich Last Known Address: C/o David
A. Hernandez, Esq., LL.M., The
Hernandez Law Firm, P.A., 28059 U.S.
Highway 19N, Suite 101, Clearwater,

Current Residence: UNKNOWN

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

LOT 18, BLOCK D, SALLS' SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 38, OF THE PUBLIC RECORDS OF PINEL-LAS COUNTY, FLORIDA.

has been filed against you and you are has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service. 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

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 or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation

WITNESS my hand and the seal of this Court this 17th day of November, 2025. Ken Burke

Clerk of the Circuit Court & Comptroller By: s/ Thomas Smith As Deputy Clerk

Miller, George & Suggs, PLLC

11/28-12/5/25LG 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:

HCAI SYSTEMS

Owner: Brenda Griffith 3905 Tampa Rd, Unit 234 Olsdmar, FL 34677

11/28/25LG 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:

TWG RECORDS

Owner: The W Group - Artists and Entertainment LLC 7901 4th Street N Suite 300 St. Petersburg, FL 33702

11/28/25LG 1T

PINELLAS 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: TWG RECORDS

Owner: The W Group - Artists and Entertainment LLC 7901 4th Street N Suite 300

St. Petersburg, FL 33702 11/28/25LG 1T

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

Case No : 2025-DR-004590

ZIQUAHRI SWAIN

Petitioner/Father,

BRITTANY SCOTT

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

TO: BRITTANY SCOTT. whose residence is unknown.

YOU ARE NOTIFIED that an action for custody and timesharing determination (and related relief) 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 Peti-tioner, ZIQUAHRI SWAIN, whose address is The Sherer Law Firm, 10150 Highland Manor Drive, Tampa, FL 33610, on or be-fore December 11, 2025 and file the origi-nal with the Clerk of Court at 545 1st Ave N, St Petersburg, FL 33701, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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 Tour flust keep the Clerk of the Chroun Court's office notified of your current ad-dress. (You may file Designation of Cur-rent Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12,915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated 11/19/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

11/28-12/19/25 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-009790ES

IN RE: ESTATE OF FRANK ALBERT BARESSI Deceased

NOTICE TO CREDITORS

The administration of the estate of FRANK ALBERT BARESSI, deceased, whose date of death was July 23, 2025; File Number 25-009790ES, 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 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 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 28, 2025.

Personal Representative: JOANN MARIE DEPRATT 8803 Mill Creek Lane Hudson, FL 34667

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 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

11/28-12/5/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-009298-ES Division: 004

IN RE: ESTATE OF ROBERT E. SMITH Deceased.

PINELLAS COUNTY

NOTICE TO CREDITORS

The administration of the estate of ROB-ERT E. SMITH, deceased, whose date of death was March 24, 2024; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 25-009298-ES; the mailing address of which is 315 Court Street, #300, Clearwater, Florida 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 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 28, 2025.

Personal Representative: /s/ TABATHA HENDRIX 2811 Pine Tree Avenue Largo, FL 33771

Attorney for Personal Representative: /s/ MARLA E. CHAVERNAY, ESQ. Law Offices of George R Brezina, Jr., P.A.

P.O. Box 16459
Temple Terrace, FL 33687
Tel: (813) 873-0500
Fax: (813) 873-0500
Email: mchavernay@accidentsareus.com
Florida Bar No. 143138

11/28-12/5/25LG 2T

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filled against you and that you are required to serve a copy of your written defenses, if any, to it on OLIVIA SEVIGNY, whose address is 10265 Gandy Blvd Apt 906, St. Petersburg, FL 33702, on or before 01/03/2026, and file the original with the clerk of this Court at 545 1st Avenue North, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief debe 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 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 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.

Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12)

Dated November 10, 2026 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

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

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

Case No: 22-012953-GD

IN RE: GUARDIANSHIP OF LINDA COSENZA, Ward.

NOTICE OF DISCHARGE

The undersigned, as Guardian of the Property for LINDA COSENZA, gives notice that the Final Accounting and Petition for Discharge have been filed with the Court. The Guardian will apply for discharge on January 1, 2026, or as soon thereafter as people have described as the control of the control of the court of the control of the cont 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. set forth below.

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

Personal Representative:

PINELLAS COUNTY

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, and

SERGIO AUGUSTO PEREZ. Respondent.

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

TO: SERGIO AUGUSTO PEREZ Last address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to 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 Circuit Court for Pinellas County, Florida, 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief may be entered against you for the relief demanded in the Petition.

The action seeks only the dissolution of the marriage between the parties. No property division, financial relief, or child-related relief is requested.

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

You must keep the Clerk of the Cirrout flust 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

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

Dated November 19, 2025 Ken Burke

Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith

Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12)

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

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

CIVIL DIVISION CASE NO: 25-008483-CO

PINEBROOK TOWNE HOUSE ASSOCIATION, INC. a Florida not-for-profit corporation,

ALLAN STONE and UNKNOWN TENANT, Defendants.

AMENDED NOTICE OF ACTION

STATE OF FLORIDA TO: ALLAN STONE, and all parties

O: ALLAN STONE, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN. YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following

property in Pinellas County, Florida: Lot 49, less the North 1,46 feet thereof together with the North 0.92 feet of Lot 48, Building 7, Unit 7, of PINE BROOK ESTATES PHASE TWO, UNIT 4, according to the map or plat thereof as recorded, in Plat Book 92, Pages 3 and 4 of the Public Records of Pinellas County, Florida.

has been filed against you and you are reguired 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 proaccommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on this 19th day of November,

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

PINELLAS COUNTY

File No. 25-006224-ES

IN RE: ESTATE OF CAROLZENA SNOW,

Deceased

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: ALL BENEFICIARIES WHO WOULD BE ENTITLED IF THERE WAS NO WILL, NATHANIEL WRIGHT, JR, AND BRIAN JOSEPH WILLIAM. Addresses Unknown

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Carolzena Snow where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to:
MOONRAY LAW, PLLC c/o Justin T. Moonray, Esq. 1032 E Brandon Blvd #9933 Brandon, Florida 33511

on or before December 19th, 2025, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue N., Room 402 St. Petersburg, FL 33701, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against our for the rollief demanded in the Petition you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on November 19th, 2025.

Ken Burke Clerk of the Circuit Court & Comptroller By: s/ Aema T. As Deputy Clerk

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

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

Case No.: 25-6552-FD VALENTINA DEREIX RUIZ

JHOAN GUILLERMO DUQUE OVIEDO

Petitioner,

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

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 fire hubilication, and file the original after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

or striking of pleadings. Dated November 18, 2025

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith Deputy Clerk

11/21-12/12/25LG 4T NOTICE OF PUBLIC SALE

The following personal property of Richard Harmon at 10517 First St. N.E., #221 St. Petersburg, Florida 33716 will, on <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# 3358 0002572232 Title#

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

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 AN-TONIA 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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death

personal representative's attorney are set

PINELLAS COUNTY

PINELLAS COUNTY

ida, 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

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-

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 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 ap-

ply, unless a written demand is made by a creditor as specified under s. 732.2211,

ALL CLAIMS NOT FILED WITHIN THE

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

NOTWITHSTANDING THE TIME PERI-

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

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

LICATION OF THIS NOTICE.

Florida Statutes.

DEATH IS BARRED.

Personal Representative:

1917 Bay Ridge Parkway Brooklyn, New York 11204

lhyde@hydelawoffice.com, leightonjhyde@gmail.com Florida Bar No. 106018

Telephone: (813) 870-9555

IN RE: ESTATE OF

SZE CHEUNG HO.

Deceased.

forth below.

NOTICE ON THEM.

Florida Statutes.

DEATH IS BARRED.

Vincent Ho 23 Baycrest Drive

Nicholas J. Grimaudo

kimh@jpfirm.com

Adrian Ho

Co-Personal Representatives:

Barrie, ON, Canada L4M 7C7

/s/ Leighton J. Hyde Leighton J. Hyde, Esq. Email Addresses:

Attorney for Personal Representative:

The Law Office of Leighton J. Hyde, P.A. 14016 Spector Road Lithia, Florida 33547

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-010041-ES

Division 003

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, Flori-

da, 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-

sonal representatives' attorney are set

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 surviver proving property to which the Fortical control of the contr

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 ap-

ply, unless a written demand is made by a creditor as specified under s. 732.2211,

ALL CLAIMS NOT FILED WITHIN THE

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

NOTWITHSTANDING THE TIME PERI-

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

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

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@iofirm.com

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

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

1580 Camelford Road Mississauga, ON, Canada L5J 3E1

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

/s/ Gina Destefano Gina Destefano

Deceased.

below.

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, Flor-

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 Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

(866) 326-7610 E-Mail: katie@everlovelegal.com

11/21-11/28/25LG 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

FOR APPROVAL OF CONFIDENTIAL SETTLEMENTS AND ALLOCATION has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GEN-DERS & ALVAREZ & DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before December 12th, 2025, and to file the original of the written defenses with the clerk of this court either before service or im-mediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on November 6th, 2025. Ken Burke Clerk of the Circuit Court & Comptroller As Clerk of the Court

By: s/ Alma T.

As Deputy Clerk

First Publication on November 21th, 2025 11/14-12/5/25LG 4T

IN THE DISTRICT COURT OF THE FIRST STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNER

Case No. CV09-25-1205 NORTH IDAHO FLOOD AND FIRE, LLC, an Idaho limited liability company,

Plaintiff,

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

(Continued on next page)

PINELLAS COUNTY 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 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 SETEP THE DATE OF SERVICE OF A 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 DEATH IS BARRED.

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

Personal Representative: Patrick Sorrentino 12253 Grizzly Lane New Port Richey, FL 34654

Attorney for Personal Representative: /s/ Matthew D. Ellrod 6642 Rowan Road New Port Richey, FL 34653 (727) 843-0566 Fla. Bar No. 377937 email: mattellrod@verizon.net

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

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: MICHAEL A. MITCHELL

Case No.: CD202510659/D 3203022 An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance

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 IN RE: GUARDIANSHIP OF

MICHAEL PASSAFIUME.

an incapacitated person. NOTICE OF PETITION FOR DISCHARGE

YOU ARE HEREBY NOTIFIED THAT A Final Report, Accounting and a Petition for Discharge has been filed in Pinellas County Probate Court, 315 Court Street, Clearwater, FL 33756, case number 21-11825-GD by Christopher Passafiume, Jason Passafiume, and Brian Passafiume, or quadrians of 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. weil, 713 E. Market Street, Louisville, NY 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: 717 W. Melrose St. #1 Chicago, Florida 60657 Jason Passafiume 2204 Miami Trail West Lafayette, Indiana 47906 Brian Passafiume 2705 Dean Avenue Raleigh, North Carolina 27616

Attorney for Limited Co-Guardians: Kalei McElroy Blair Florida Bar Number: 44613 Wetherington Hamilton, P.A. 812 W. Dr. Martin Luther King Jr. Blvd. Suite 101 Tampa, Florida 33603 Telephone: (813) 225-1918

E-mail: kmbpleadings@whhlaw.com 11/21-12/12/25I G 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-009609-ES IN RE: ESTATE OF WILLIAM ROY DAUM a/k/a WILLIAM DAUM,

Deceased. NOTICE TO CREDITORS

The administration of the Estate of William Roy Daum a/k/a William Daum, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Represen-

PINELLAS COUNTY

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 becedent'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 PUB-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 s. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative: Candace Walter 231 Alben Street Alton, Illinois 62002

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com

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

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

PROBATE DIVISION REF: 25-010185-ES

IN RE: ESTATE OF CHRISTOPHER JAMES O'GRADY, Deceased

NOTICE TO CREDITORS

The administration of the estate of CHRISTOPHER JAMES O'GRADY, deceased, whose date of death was August 12, 2025 and whose social security number is xxx-xx-9676 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative 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 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/ DÁNIELLE L. VAUGHN, ESQ, BCS, LLM Florida Bar Number: 89414 Email: dv@dvaughnlaw.com ALLISON N. COURI, ESQ Florida Bar Number: 1040251 Email: acouri@dvaughnlaw.com Vaughn Law, PLLC 350 Corey Avenue St. Pete Beach, FL 33706 Telephone: (727) 223-6080 Facsimile: (727) 645-4226 Secondary Email: greta@dvaughnlaw.com

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

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

CIVIL DIVISION Case No.: 25-005514-CI

B. GRIFFITH ROOFING, INC., Plaintiff.

DOLORES P. GIVENS, an individual Defendant.

NOTICE OF ACTION TO: DOLORES P. GIVENS 4642 Neptune Dr., SE St. Petersburg, FL 33705

YOU ARE NOTIFIED that an action for breach of contract, enforce a construction lien and unjust enrichment on the following property in Pinellas County, Florida: Legal Description:

Location: 4642 Neptune Dr. SE,

PINELLAS COUNTY

St. Petersburg, FL 33705 has been filed against you and you are required to serve a copy of your written defenses, if any, on Jacqueline J. Brown, Esq., Marlowe McNabb Machnik, P.A., the plaintiff's attorney, whose address is 14928 Casey Rd., Tampa, FL 33624, within thirty (30) days after the first date of publication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; other-wise 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 par-ticipate 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 are hearing or voice impaired, call 711.

DATED on 11/14/2025

Ken Burke Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By: /s/ Thomas Smith As Deputy Clerk

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

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

Case No.: 25-007265-CO

PELICAN ISLE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

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 nforce 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 re-corded in Plat Book 114, at Page 63, of the Public Records of Pinellas County, Florida.

has been filed against you and you are nas been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison J. Brandt, Esquire of Brandt Law, P.A., Plaintiff's attorney, whose address is P.O. Box 136, Lithia Florida 33547 within 30 days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

WITNESS my hand and seal of this Court on this 12th day of November, 2025.

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By: /s/ Stevie Ayars

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

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

Case No.: 25-007278-CO NEIGHBORHOOD H HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation,

JOHN A. ZWACK. Defendant

Plaintiff,

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 nforce and foreclose a Claim of Lien for enforce and foreclose a Claim of Lien for Homeowner Association Assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:

Lot 14, Block 1, Placido Bayou Unit 7, according to the map or plat thereof, as recorded in Plat Book 106, at Pages 9-12, inclusive, of the Public Records of Pinellas County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison J. Brandt, Esquire of Brandt Law, P.A., Plaintiff's attorney, whose address is P.O. Box 136, Lithia, Florida 33547 within 30 days after the first publication of this notice and file the original with the Clerk of this Court ei-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 Deputy Clerk 11/21-11/28/25LG 2T

> File No. 25-008670-ES Division 4

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

> PROBATE DIVISION File No. 25-008727-ES

IN RE: ESTATE OF DOMINIC DESTEFANO, SR.

LEWIS ISLAND SEC 5 BLK 58, LOT 7 Page 32/LA GACETA/Friday, November 28, 2025

POLK COUNTY

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 ISB No. 11545

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 CIVIL DIVISION CASE NO.: 2024CA000093000000 PLAINTIFF,

VS. KEVIN ULYSSE, UNKNOWN SPOUSE OF KEVIN ULYSSE, ASSOCIATION OF POINCIANA VILLAGES, INC., POINCIANA VILLAGE THREE ASSOCIATION, INC. AND UNKNOWN TENANT IN POSTORICA OF THE POSTORICA OF THE POSTORICA OF THE POSTORICA OF T SESSION OF THE SUBJECT PROP-DEFENDANTS.

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of November, 2025, and entered in Case No. 2024CA000093000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein M&T Bank is the Plaintiff and KEVIN ULYSSE, UNKNOWN TENANT IN POSSESSION
OF THE SUBJECT PROPERTY N/K/A
SETH MORROW, ASSOCIATION OF
POINCIANA VILLAGES, INC. AND POINCIANA VILLAGE THREE ASSOCIATION,
INC. are defendants. Stacy M. Butterfield,
CPA Clerk of Circle Courte of the Clerk 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 13th day of January, 2026, the following

described property as set forth in said Final Judgment, to wit:

LOT 33, BLOCK 92, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 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. SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 24th day of November, 20255.

RV: /S/I jana Hall

By: /S/ Liana Hall

Liana 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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA-001236-A000-BA FREEDOM MORTGAGE CORPORA-PLAINTIFF.

ROBERT D. LOONEY, MELINDA J. LOO-NEY AND UNKNOWN TENANT IN POS-SESSION OF THE SUBJECT PROP-**ERTY**

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

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 10th day of November, 2025, and entered in Case No. 2025CA-001236-A000-BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, where-in Freedom Mortgage Corporation is the Plaintiff and ROBERT D. LOONEY AND MELINDA J. LOONEY 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 29th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 6, Block H, Carter-Deen Realty Co's

Revised Map of Dixieland, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 67, of the Public Records of Polk County, Florida. IF YOU ARE A PERSON CLAIMING A

POLK COUNTY

RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK RE-PORTS 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 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 the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 21st 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 11080-1025352 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES,

Plaintiff Case No: 2025CA003422A000BA

WANDA FENLEY, ET AL.,

NOTICE OF ACTION

UNKNOWN HEIRS, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, TRUST-EES, AND ANY OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST KAYLA CHUMNEY, DE-CEASED 1432 Orlando Ct

1432 Orlando Ct.
Poinciana, FL 34759
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.
YOU ARE HEREBY NOTIFIED that an

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

LOT 4, BLOCK 373, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 5 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA has been filed against you and you are

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Bradford Petrino, 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 21st day of November, 2025. Stacv M. Butterfield

CLERK OF THE CIRCUIT COURT By: /s/ A. Nieves Deputy Clerk 11080-1025408

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA000904000000 FREEDOM MORTGAGE CORPORA-

PLAINTIFF, VS.
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTER-

EST IN THE ESTATE OF DIANE H MOORE, ET AL., DEFENDANTS NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the of the 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 NATU-RAL GUARDIAN FOR IRIE MOORE, A MINOR, STEPHEN MICHAEL MOORE, MINOR, STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR EZRA MOORE, A MINOR, STEPHEN MICHAEL MOORE, CYNTHIA COLKMIRE, UNKNOWN SPOUSE OF DIANE H. MOORE, STEPHEN MICHAEL MOORE, AS NATURAL GUARDIAN FOR MISCHA MOORE, A MINOR, CHRISTOPHER RYAN MOORE, AS NATURAL GUARDIAN FOR ZION HARLEY, A MINOR, CHRISTOPHER RYAN MOORE, AS NATURAL GUARDIAN FOR ISABELLA MILLER, A MINOR, UNKNOWN HEIRS, BENFEICIARIES DEVISEES ASSIGN-

MILLER, A MINOR, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DIANE H. MOORE, CHRISTOPHER RYAN MOORE and FOUNDATION FINANCE COMPANY LLC are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the bighest and best bidder for cash 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

A.M. on the 23rd day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 5, WOODHAVEN, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 137 FEET OF THE NORTH

POLK COUNTY

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 COUN-

TY. FLÓRIDA TOGETHER WITH THAT CERTAIN 2018 MANUFACTURED HOME, I.D. NO(S). 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 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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 12th day of November, 2025.

By: /S/ Liana R. Hall

Liana R. Hall Bar No. 73813 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 11080-1024747

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2023-NQM1,

Case No: 2025-CA-000796

JAROD EDWARDS a/k/a JAROD ALLAN EDWARDS; et al.,

NOTICE OF ACTION TO: JAROD EDWARDS A/K/A JAROD ALLAN

EDWARDS 501 MAPLE LEAF CT., HAINES CITY, FL 33844 JAROD EDWARDS A/K/A JAROD ALLAN EDWARDS 2249 TRUMPETER SWAN AVE UNKNOWN SPOUSE OF JAROD ED-WARDS A/K/A JAROD ALLAN ED-

WARDS 501 MAPLE LEAF CT HAINES CITY, FL 33844 UNKNOWN SPOUSE OF JAROD ED-WARDS A/K/A JAROD ALLAN ED-

2249 TRUMPETER SWAN AVE BARTOW, FL 33830 UNKNOWN TENANT #1 501 MAPLE LEAF CT., HAINES CITY, FL 33844 UNKNOWN TENANT #2

UNKNOWN TENANT #2
501 MAPLE LEAF CT.,
HAINES CITY, FI. 33844
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN and any unknown heirs, devisees, grantes, creditors and other unknown persons or unknown spouses claiming by, through and under the above-named Defendant(s), if deceased or whose last known addresses are unknown.

YOU ARE HEREBY NOTIFIED that an action to foreelose Mortgage covering the

action to foreclose Mortgage covering the following real and personal property de-

following real and personal property described as follows, to wit:
APARTMENT NO. 1A AND 1C, BUILD-ING CD-33, OF GRENELEFE CAMELOT CONDOMINIUM - UNIT NO. 4, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 1913, PAGE 727, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH ALL OF ITS APPURTENANCES, ACCORDING TO THE DECLARATION AND BEING FURTHER DESCRIBED IN CONDOMINIUM PLAT BOOK 4, PAGES 24 THROUGH 28, TOGETHER WITH AN UNDIVIDED SHARE BOUN 4, PAGES 24 I IRRUIGH 28, IO-GETHER WITH AN UNDIVIDED SHARE IN THE COMMON ELEMENTS APPUR-TENANT THERETO AS SET FORTH IN THE DECLARATION OF CONDO-MINIUM, SAID DECLARATION BE-MINIUM, SAID DECLARATION BE-ING AMENDED IN OFFICIAL RECORD BOOK 1923, PAGE 1674 AND IN OFFI-CIAL RECORD BOOK 1929, PAGE 1045 AND SAID PLAT BEING REVISED IN CONDOMINIUM PLAT BOOK 4, PAGES 33 THROUGH 38 AND CONDOMINIUM PLAT BOOK 4, PAGES 42 THROUGH 47. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Philip Stecco, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication otherwise a days from the first publication, otherwise a

days from the inst publication, otherwise a default will be entered against you for the relief demanded in the Complaint.
WITNESS my hand and seal of the said Court on the 7th day of November, 2025.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
By: /s/ Sabactian Idanda

By: /s/ Sebastian Irlanda Deputy Clerk (COURT SEAL) 11080-1024701

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2025CA-003313-A000-BA
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF,

VS.
UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELIZABETH

POLK COUNTY

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 A/K/A Elizabeth Ro abeth Louise Roden RESIDENCE: UNKNOWN

RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 825 Miranda Trail, Lakeland, FL 33809 To: Unknown spouse of Elizabeth H. Roden A/K/A Elizabeth Roden Roden A/K/A Elizabeth Roden Roden Roden Roden Roden Roden Roden Roden Roden Rode

abeth Louise Roden RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 747 Miranda Trail, Lakeland, FL 33809 YOU ARE HEREBY NOTIFIED that an

action to foreclose a mortgage on the following described property located in Polk lowing 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" has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before December 21, 2025 or immediately the

tered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La

Gaceta Publishing, Inc. 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 im mediately 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. 11080-1025014

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-006712

SUNSET COVE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION, INC.,

LUIS ALBINO, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 14, 2025, by the County Court of Polk County, Florida, for the following property described as:

Lot 81. Sunset Cove Phase Two. according to the map or plat thereof, as recorded in Plat Book 120, Page(s) 5 and 6. of the Public Records of Polk County, Florida.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on December 19, 2025 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

11/28-12/5/25LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application number 928594 from Gulf Coast Consulting, Inc., 13825 ICOT Blvd., Suite 605, Clearwater, FL 33760. Application received: October 21, 2025.
Proposed Activity: Redevelopment of
Stericycle Site with new building, Project
Name: Stericycle Lakeland Facility Redevelopment. Project Size: 4.29 acres, Location: Section 35, Township 28 S, Range 24 E, Polk County, FL. Outstanding Florida Water: No, Aquatic Preserve: No.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or sub-

POLK COUNTY

mit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

11/28/25LG 1T

Notice is hereby given that the South-west Florida Water Management District has received an amended application for a formal modification of Water Use Permit Application Number 12867.010 from Clear Springs Enterprises, LLC to withdraw water from wells and surface waters. Amended application received: November 24, 2025. Predominant use type: Agricultural. Quantity 1,492,800 GPD AAD. Location: Sections 29, 30, 31, 32, Township 30 South, Range 25 East, in Polk County. There are no proposed changes to the existing permitted Drought Annual Average or Peak Month quantities or water supply sources. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/ permits/. Interested persons may inspect a copy of the application and submit writ-ten objections and comments concerning the application within 14 days from the date of this notice. 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. 11/28/25LG 1T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DÍVISION File No. 53-2025-CP-003625-A000BA

IN RE: ESTATE OF Suzanne Walden Roberson, a/k/a Suzanne W. Roberson 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 Suzanne Walden Roberson aka Suzanne W. Roberson, deceased, File Number 53-2025-CP-003625-A000BA the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Drawer CC4, Bartow, FL 33830; that the decedent's date of death was October 4th, 2025; that the total value of the estate is NONE and that the names and addresses of interested persons are:

Henry Roberson 2953 Jennifer Drive, Lakeland, FL 33810

Thomas A Roberson 65 Cape Charles Sq, Lynchburg, VA 24502 Michael A Roberson 5225 Imperial Lakes Blvd Apt 7

Mulberry, FL 33860

ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DE-MANDS NOT SO FILED WILL BE FOREV-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 28, 2025. Person Giving Notice: Henry Roberson 2953 Jennifer Drive Lakeland, FL 33810

Attorneys for Person Giving Notice: Cynthia M Petitipan PL 1306 Thonotosassa Road Plant City, FL 33563 Telephone: (813) 659-2020 Florida Bar No. 947512

Email Address: cmp@cmp-law.com 11/28-12/5/25LG 2T

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

CASE NO.: 53-2024-CA-003850 RRINGTON MORTGAGE SERVICE LLC Plaintiff.

VS.

JESSICA M. MIKLAS: HEATHER HILL HOMEOWNERS ASSOCIATION, INC. and UNKNOWN TENANT #1 NKA JEAN RIVFRA 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, FLORIDA.

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 www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

POLK COUNTY

ed 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 Office 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 recogniting this patific 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 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 COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION Case No. 2025CC-004430

ARLINGTON SQUARE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

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 100 AM, the following property as set forth in said Final Judgment, to wit:

Lot 59, of ARLINGTON SQUARE, according to the plat thereof recorded in Plat Book 183, Page 22, of Public Records of Polk County, Florida. Property Address: 343 Bow Lane,

Haines City, FL 33844-5424

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

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

11/21-11/28/25LG 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

PATRICK A. BENNETT; LOVEL M. BEN-NETT; CITY OF LAKELAND, a Florida municipal corporation, INTERNATIONAL FIDELITY INSURANCE COMPANY, ANY 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 UNKNOWN PAR HES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, AND UNKNOWN PARTY #3, THE NAMES BEING FICTITIOUS TO ACCOUNT FOR PARTIES IN POSSESSION,

NOTICE OF ACTION

TO: Defendants, ANY AND ALL UN-KNOWN PARTIES, UNKNOWN PARTY #1, UNKNOWN PARTY #2, and UNKNOWN PARTY #3, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs devisees, grantees, and judgment credi-tors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the

POLK COUNTY

above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiff's, DOUGLAS B. STALLEY, as Trustee for the TANYA GOLDSMITH SPECIAL NEEDS TRUST, 2018 E. 7th Avenue, Tampa, FL 33605, Complaint for breach of promissory note to foreclose a mortgage on certain real and personal property located in Polk County, Florida, for damages in excess of \$50,000.00; and for other ancillary relief. ("Complaint") filed in this action:

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

Lot 1, of E.L. Cordery Subdivision, according to the Plat thereof, as recorded in Plat Book 4, at Page 47, of the Public Records of Polk County, Florida. Parcel: 23-28-12-052000-000010

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

Dated on 11/4/25 Stacv 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 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) ASER 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, Davenport, FL 33837 on or before 12/11/25, and file the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property 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 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(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 11/4/25 Stacv M. Butterfield, CPA Clerk of the Circuit Court Bv: /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 GI ENN 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. WINTER HAVEN has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Anthony F. Diecidue, Esquire, GENDERS • ALVAREZ • DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before December 4, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as 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. Stacv M. Butterfield, CPA As Clerk of the Court Bv: 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 De-

<u>SARASOTA COUNTY</u>

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

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA Clerk Case Number: 2025 CA 001417 NC FREEDOM MORTGAGE CORPORA-Plaintiff(s),

CLAUDE E. BOLES; CHERYL D. NEARY;

THE COUNTRY CLUB OF SARASOTA HOMEOWNER'S ASSOCIATION, INC.; ZOLLER ROOF-FIRST HORIZON BANK F/K/A IBERIA-

BANK; AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY

Defendant(s).
NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 19th day of November, 2025, and entered in Case No. 2025 CA 001417 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CLAUDE E. BOLES; THE COUNTRY CLUB OF SARASOTA HOMEOWNER'S ASSOCIATION, INC.; FIRST HORIZON BANK F/K/A IBE-RIABANK; ZOLLER ROOFING INC.; CHERYL D. NEARY; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY 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.realfore-close.com at 9:00 A.M. on the 21st day of January 2026 the following described

property as set forth in said Final Judgment, to wit:

ALL THE FOLLOWING DESCRIBED REAL PROPERTY IN SARASOTA
COUNTY, FLORIDA:

LOT 20, THE COUNTRY CLUB OF SARASOTA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 16, PUBLIC RECORDS OF SARASOTA COUNTY,

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 FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notifi-cation 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 24th 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

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR SEMINOLE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA001986 FREEDOM MORTGAGE CORPORA-TION PLAINTIFF,

11080-1025526

BRUCE F. JACHENS, ET AL., DEFENDANT(S).
NOTICE OF ACTION
TO: Bruce F. Jachens
Last Known Address: 2551 Jennifer Hope Blvd, Longwood, FL 32779 Current Residence: UNKNOWN TO: Bruce F. Jachens Last Known Address: 2224 Peninsular CT Longwood FL 32779 Current Residence: UNKNOWN TO: Unknown Spouse of Bruce F. Jachens Last Known Address: 2551 Jennifer Hope Blvd, Longwood, FL 32779 Current Residence: UNKNOWN
TO: Unknown Spouse of Bruce F. Jachens

Last Known Address: 2224 Peninsular CT Longwood FL 32779
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 64. JENNIFER ESTATES, according

to the map or plat thereof as recorded in Plat Book 21, Pages 44 through 46, Public Records of Seminole County, Florida.

Records of Seminole County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before within 30 days, within or before a date at least thirty (30) days after the first publication of this Notice in the The

<u>Sarasota county</u>

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 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 Semi-nole County Courthouse, 301 North Park Avenue, Suite N301, Sanford, Florida Avenue, Suite NSU1, Santord, Florida 32771, telephone no. 407-665-4227 within two (2) working days of your receipt of this notice, if you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and the seal of this Court this 7th day of November 2025. GRANT MALOY.

GRANT MALOY As Clerk of Court By: Amanda Hoffman

As Deputy Clerk
Publish: La Gaceta, 3210 E. 7th Ave,
Tampa, FL 33605 11080-1024963

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

CIVIL DIVISION Case No. 2025CC004083

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC a Florida not-for-profit corporation, Plaintiff,

JAMES J. WALLACE, a married man. JEAN WALLACE, a widow and THOMAS J. BELLENGHI, a single man, as joint tenants with rights of survivorship; REGIONS BANK and UNKNOWN

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursunotice is Hereby Given pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC004083, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and JAMES J. WALLACE, a married man IEAN WALLACE, a widow and ried man, JEAN WALLACE, a widow and THOMAS J. BELLENGHI, a single man, as joint tenants with rights of survivorship; and UNKNOWN TENANT, are Defen-dants. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on **January 5**, **2026** in an online sale at www.sarasota.realforeclose.com beginning at **9:00 AM**, the following property as set forth in said Final Judgment, to wit:

Unit 34-C-4, RAMBLEWOOD ACRES, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1044, Pages 1842 through 1874, and amendments thereto, and as per plat thereof, recorded in Condominium Book 8, Pages 4, 4A through 4C, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida.

Property Address: 3381 Ramblewood Place, Sarasota, FL 34237-3846

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 21, 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 Tozz Maint Steet, Solie D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF

11/28-12/5/25LG 2T

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. Plaintiff,

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 Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, DINH TRUNG NGUYEN, is Dependent. The Clerk of the Court Karen F. 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 www.sarasota.realforeclose.com beginning at 9:00 AM, the following property as set forth in said Final Judgment,

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, P 4, of the Public Records of Sarasota County, Florida.

Property Address: 3242 Ramblewood Drive North, Sarasota, FL 34237-3818

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY

<u>Sarasota county</u>

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 1-800-955-8770, 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 Outedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF 11/21-11/28/25LG 2T

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION

Case No. 2025 CC 005904

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff.

SHARON R. KROUPA and UNKNOWN TENANT, Defendants.

AMENDED NOTICE OF SALE PURSUANT TO CHAPTER 45 (to reflect clerk's name only)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025 CC 005904, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff and SHARON R. KROUPA, is Defendant. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on **December 12**, 2025 in an online sale at www.sarasota.realforeclose.com beginning at <a href=" ment, to wit:

Unit 24-D-2, RAMBLEWOOD ACRES, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1044, Page 1842, as thereafter amended, and as per Plat thereof recorded in Condominium Book 8, Page 4 as thereafter amended of the Public 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-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 proaccommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay

Dated November 18, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF

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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION CASE #: 2025-CP-005415-NC

IN RE: ESTATE OF LILLIE PETE, Deceased.

NOTICE TO CREDITORS

The administration of the estate of LILLIE PETE, deceased, whose date of death was February 24, 2025; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-005415-NC; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the perspect. and addresses of the personal representa-tive and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including 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

SARASOTA COUNTY

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 CIVIL DIVISION

CASE NO.: 2025 CA 004893 NC

FREEDOM MORTGAGE CORPORATION Plaintiff.

Defendant(s).

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 AlK/ 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 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 22, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, whose address is 3210 E. 7th Avenue, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereffter: otherwise a default will be entered after; otherwise a default will be entered against you for the relief demanded in the

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 sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

WITNESS my hand and the seal of this Court this 13th day of November, 2025. Karen E. Rushing, Clerk of Court By: s/ Glen Kopinsky As Deputy Clerk

Miller, George & Suggs, PLLC

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

IN THE CIRCUIT COURTOF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISIÓN

Case No.: 25-CP-004767

IN RE: ESTATE OF JOANNE MUELLER, Deceased

NOTICE TO CREDITORS

The administration of the estate of Joanne Mueller, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, Florida 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes Florida Statutes.

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

NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM

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:

TWG PUBLISHING

Owner: The W Group - Artists and Entertainment LLC 7901 4th Street N Suite 300 St. Petersburg, FL 33702 11/28/25LG 1T

LEGAL ADVERTISEMENT SARASOTA COUNTY

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

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

Personal Representative: 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 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

NOTICE TO CREDITORS

The administration of the estate of GERRY LYNN LONG, deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for SARA-SOTA County, Florida, Probate Division, the address of which is 2000 Main St, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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.

LEGAL ADVERTISEMENT SARASOTA COUNTY

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

LEGAL ADVERTISEMENT SARASOTA COUNTY

LEGAL ADVERTISEMENT **SARASOTA COUNTY**

HILLSBOROUGH TRANSIT AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accepting proposals for the following:

Upcoming opportunities:

- Marion Transit Center (MTC) Build Out (2nd floor)
- HP EliteBook Laptop and Docks
- Network Switches

The solicitation documents are available to download from Bonfire at https://gohart.bonfirehub.com

All inquiries pertaining to the solicitations may be directed to: (813) 384-6383 or e-mail at zickefoosec@goHART.org.

11/28/25LG 1T

NOTICE OF PRACTICE CLOSURE

MVMT Health, located in Tampa, Florida, has closed effective November 17, 2025. Former patients may obtain copies of their medical records by contacting:

Email: drjefflangmaid@mac.com or jeff@mvmt.health Records will be maintained for the mandatory term from the date of this notice.

11/28-12/19/25LG 4T

NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Fishhawk Ranch Community Development District ("District") on January 28, 2026, at 6:30 p.m. at the Palmetto Club, 17004 Dorman Road, Lithia, Florida 33547.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1.0. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the La Gaceta Newspaper on November 14, 2025.

The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Eric Dailey, District Manager at Halifax Solutions, LLC, 4532 West Kennedy Blvd. #328 Tampa, FL 33609 (edailey@halifax-solutions.com); Ph.: 813-575-1955 or email at edailey@halifax-solutions.com.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Man-

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

District Manager

Fishhawk Ranch Community Development District

11/28/25LG 1T

Invitation to Bid

Preferred Materials, Inc. requests quotes from approved City of Tampa (SLBE or WMBE) or other subcontractors for Maintenance of Traffic, Milling, Milling Cleanup, Concrete Flatwork, Storm Sewer, Loops, Pavement Markings/Striping, QC/Testing, Trucking/Hauling, FDR for #ITB 26-C-00006 Citywide Resurfacing Contract City of Tampa Hillsborough County. Efforts to assist interested SLBE's in obtaining bonding, lines of credit, or insurance will be provided if needed. For your convenience, plans and specifications can be downloaded from our Preferred Materials FTP site or viewed at our office. Contractor assumes full responsibility for review of all current contract documents, to include any addenda that may be issued, with his/her submission of a quote.

http://ftp.crhna.com/ThinClient/WTM/public/#/main Username: tampaestimating@preferredmaterials.com

Password: preferred Folder: 12-DEC-2025

We request bids be submitted by: 12/12/2025 prior to NOON

• Please note that all FDOT projects bidding after January 1, 2023, must comply with the Build America, Buy America Act (BABA). All permanent materials that will be installed on any project must follow the new regulations, please see the attached DCE memo.

Please advise ASAP of your intent to send us a quote via email to jon.stebick@preferredmaterials.com.

In addition, for future Invitations to Bid, please notify us of your current email address.

Please do not hesitate to contact Jon Stebick (jon.stebick@ preferredmaterials.com) should you have any further questions. Thank you! 11/28/25LG 1T



Servicios de Vivienda Asequible (AHS)

SOLICITUD DE PROPUESTAS (RFP) TALLERES DE ASISTENCIA TÉCNICA VIRTUALES Y PRESENCIALES PROGRAMA DE SUBVENCIONES EN GRUPO PARA EL DESARROLLO COMUNITARIO (CDBG) PROGRAMA DE ASOCIACIONES PARA LA INVERSIÓN EN VIVIENDAS (HOME) AÑO DEL PLAN (PY) 2026

El Departamento de Servicios de Vivienda Asequible del Condado Hillsborough (AHS, por sus siglas en inglés) ofrecerá talleres de asistencia técnica, tanto dos (2) virtuales y uno (1) presencial, para informar sobre las oportunidades de financiamiento del ciclo de subvenciones federales para el año fiscal 2026, específicamente para la solicitud de propuestas (RFP). Estos talleres brindarán a la comunidad la oportunidad de conocer los programas de financiamiento federal y el proceso de la RFP.

El AHS es una jurisdicción participante designada que recibe y administra fondos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la Subvención Global para el Desarrollo Comunitario (CDBG) y el Programa de Alianzas de Inversión HOME (HOME), con el fin de apoyar el desarrollo de viviendas y actividades comunitarias que beneficien a personas y hogares de ingresos bajos a moderados (LMI) con ingresos iguales o inferiores al 80% del ingreso medio del área. Se anima a los proveedores de vivienda elegibles, tanto sin fines de lucro como con fines de lucro, a presentar propuestas para los fondos disponibles en virtud de la Ley del Plan de Rescate Estadounidense (ARP, por sus siglas en inglés) para la adquisición y rehabilitación de unidades de alquiler multifamiliares que beneficien a hogares con ingresos iguales o inferiores al 50% del AMI (Ingreso Medio del Área) o a personas que salen de la situación de calle.

El AHS publicará una solicitud de propuestas para proyectos que apoyen las prioridades de vivienda y desarrollo comunitario una vez que las solicitudes de propuestas estén disponibles en Euna Procurement. Se anima a las organizaciones sin fines de lucro elegibles a presentar propuestas que apoyen actividades que cumplan con los objetivos nacionales del HUD para beneficiar a personas de ingresos bajos a moderados y ampliar la oferta de viviendas dignas y asequibles para este grupo.

El personal de AHS le invita a participar en los talleres informativos de asistencia técnica para conocer las próximas oportunidades de financiamiento, los requisitos del proceso de solicitud de propuestas (RFP), las prioridades del Plan Consolidado del Condado Hillsborough 2021-2025, los requisitos de elegibilidad, los indicadores de desempeño, las actividades elegibles e inelegibles, los criterios de evaluación, los nuevos criterios regulatorios y otros cambios realizados en los programas del HUD. El personal de AHS estará disponible para responder preguntas.

Habrá oportunidad de asistir a los talleres informativos de asistencia técnica, ya sea virtualmente o en persona, como se indica a continuación. No es necesario asistir a varios talleres, ya que cada sesión cubrirá el mismo materialLa asistencia no es obligatoria, pero se recomienda para solicitar el financiamiento.

Sesión 1: (Virtual vía Teams)

Enlace de registro: https://events.gcc.teams.microsoft.com/event/ed4004a5-e38d-43e5-a368-

b1da2a812c03@81fe4c9d-9bb8-49bd-90ed-89b8063f4c8a

Identificación de la reunión: 261 617 742 497 21 / Contraseña: Zh6bF25T

Fecha: December 2, 2025 Hora: 2:00 pm - 4:00 pm

Sesión 2: (Virtual vía Teams)

Enlace de registro: https://events.gcc.teams.microsoft.com/event/22ea86cd-7f3e-42ec-

b65f-8d25819a0d9d@81fe4c9d-9bb8-49bd-90ed-89b8063f4c8a

Identificación de la reunión: 291 813 925 909 31 / Contraseña: 6nR7Rp68 Fecha: December 4, 2025

Hora: 10:00 am - 12:00 pm

Sesión 3: (Presencial) Fecha: 10 de diciembre de 2025 Hora: 3:00 p.m. - 5:00 p.m.

Lugar: Children's Board, 1002 E. Palm Avenue, Tampa, FL 33605



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
SARASOTA COUNTY	SARASOTA COUNTY	SARASOTA COUNTY	SARASOTA COUNTY	SARASOTA COUNTY
	I	I	<u> </u>	1



Affordable Housing Services (AHS)

REQUEST FOR PROPOSALS (RFP)
VIRTUAL AND IN-PERSON TECHNICAL ASSISTANCE WORKSHOPS
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM
PLAN YEAR (PY) 2026

Hillsborough County Department of Affordable Housing Services (AHS) will host two (2) virtual and one (1) in-person informational technical assistance workshops to discuss funding opportunities for the PY 2026 federal funding grant cycle request for proposals (RFP) application process. The workshops will provide the community with an opportunity to gain knowledge about federal funding programs and the RFP process.

AHS is a designated participating jurisdiction that receives and administers entitlement funding from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME) to assist in the development of housing and community activities that benefit low-to-moderate income (LMI) persons/households at or below 80% area median income. Eligible non-profit and for-profit housing providers are encouraged to submit proposals for funds made available under the American Rescue Plan (ARP) Act for the acquisition and rehabilitation of multi-family rental units that benefit households at or below 50% AMI and/or those emerging from homelessness.

AHS will advertise a request for proposals for projects that support housing and community development priorities once the RFP solicitations go live in Euna Procurement. Eligible non-profit organizations are encouraged to submit proposals that support activities that meet HUD national objectives to benefit low-to-moderate (LMI) persons and expand the supply of decent and affordable housing for low-to-moderate income individuals.

Please join AHS staff for the informational technical assistance workshops to learn about the upcoming funding opportunities, the requirements of the RFP process, the priorities of the 2021-2025 Hillsborough County Consolidated Plan, eligibility requirements, performance measures, eligible/ineligible activities, evaluation criteria, new regulatory criteria, and other changes made to HUD programs. AHS staff will be available to answer questions.

There will be an opportunity to attend the informational technical assistance workshops either virtually or in-person as reflected below. It is not necessary to attend multiple workshops as each session will cover the same material. Attendance is not mandatory but is recommended to apply for funding.

Session 1: (Virtual via Teams)

Link: https://events.gcc.teams.microsoft.com/event/ed4004a5-e38d-43e5-a368-b1da2a812c03@81fe4c9d-9bb8-49bd-90ed-89b8063f4c8a

Meeting ID: 261 617 742 497 21 / Passcode: Zh6bF25T

Meeting ID: 261 617 742 497 21 / **Passcode:** Zh6bl **Date:** December 2, 2025 Time: 2:00 pm - 4:00 pm

Session 2: (Virtual via Teams)

Link: https://events.gcc.teams.microsoft.com/event/22ea86cd-7f3e-42ec-b65f-8d25819a0d9d@81fe4c9d-9bb8-49bd-90ed-89b8063f4c8a

Meeting ID: 291 813 925 909 31 / Passcode: 6nR7Rp68

Date: December 4, 2025 **Time**: 10:00 am - 12:00 pm

Session 3: (In-Person)
Date: December 10, 2025

Time: 3:00 pm – 5:00 pm Location: Children's Board, 1002 E. Palm Avenue, Tampa, FL 33605

