

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>CITRUS COUNTY</b> <b>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO. 2025 CA 000581 A  NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. TIMOTHY M. DIDAS; et al. Defendants  <b>NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY</b>  TO: THE BEVERLY HILLS HOMEOWNERS 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 WIT: LOT 16, BLOCK 123, BEVERLY HILLS UNIT NUMBER SIX SECTION ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 89 THROUGH 91, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.  more commonly known as 331 S HARRISON ST, BEVERLY HILLS, FL 34465.  This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after date of first publication and file 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 or 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 ----- <b>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 2025 CP 001026 A Division Probate  IN RE: ESTATE OF DONALD EDWARD WALLACE Deceased.  <b>NOTICE TO CREDITORS</b>  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 personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is November 21, 2025.  Personal Representative: /s/ Scott Randal Wallace 14201 W. Sunrise Blvd., Suite 203 Sunrise, Florida 33323  Attorney for Personal Representative: /s/ Scott Wallace Attorney Florida Bar Number: 0190969 Wallace &amp; 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 E-Mail: pvisbal@floridaelderlaw.com  11/21-11/28/25LG 2T ----- <b>HERNANDO COUNTY</b></div>	<div><b>HERNANDO COUNTY</b> JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA PNC Bank, National Association Plaintiff, vs. 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. To: UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES OF ROGER TELLIER, DECEASED. 1349 HAULOVER AVENUE 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, Florida: Situating 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 are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on the _____ day of _____, 2025. DOUG CHORVAT CLERK OF THE CIRCUIT COURT HERNANDO COUNTY, FLORIDA By: Deputy Clerk NOTICE TO PERSONS WITH DISABILITIES If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator at the Office of the Trial Court Administrator, 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 COPY: THE MANLEY LAW FIRM LLC 11080-1025495  IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA. CASE No. 25000999CAAXMX BANK OF AMERICA, N.A., PLAINTIFF, VS. ARISTALCO J. ROMAN 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 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. 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 &amp; 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 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 hearing or voice impaired, call 711. 11080-1025143  <b>IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA</b> File No. 25001290CPAXMX Division Probate  IN RE: ESTATE OF THOMAS M. TUCKER II DECEASED.  <b>NOTICE TO CREDITORS</b>  The administration of the Estate of Thomas McKendree Tucker II, deceased, whose date of death was 08/06/2025, is</div>	<div><b>HERNANDO COUNTY</b> 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, 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@legacyprotectionlawyers.com Secondary Email: karen@legacyprotectionlawyers.com  11/28-12/5/25LG 2T ----- <b>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA</b> Case No.: 25-DR-1630 Division: Family Law  IN RE THE MARRIAGE OF: LAWRENCE C. NELSON, JR., Petitioner, and AWILDA NELSON, Respondent  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</b>  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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  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  <b>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.</b>  <b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</b>  <b>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.</b> 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 ----- <b>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA</b> PROBATE DIVISION File: 2025-CP-000813 Division 44-E  IN RE: ESTATE OF MAREE KRUG RANKIN Deceased.  <b>NOTICE TO CREDITORS</b>  The administration of the estate of MAREE 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 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</div>	<div><b>HERNANDO COUNTY</b> 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 other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is November 21, 2025.  Personal Representative: /s/ Robert K. Krug ROBERT K. KRUG 12146 Everglades Kite Rd. Brooksville, FL 34614 Attorney for Personal Representative: /s/ Debbie London Baker DEBBIE LONDON BAKER Florida Bar Number: 119061 6409 Eureka Springs Rd., Ste. 516 Tampa, FL 33610 Telephone: 813-586-1332 E-Mail: debbaker@londonbakerlaw.com  11/21-11/28/25 2T ----- <b>HILLSBOROUGH COUNTY</b>  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, VS. LISA GOBERT, ET AL. DEFENDANT(S).  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: 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 herein. Tromberg, Miller, Morris &amp; 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, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-000430 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JACQUELYN ANN WALSH ET AL., DEFENDANTS. 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 possession of the subject property N/K/A ROBERT CONWAY, ISPC A/K/A ISPC, INC. A/K/A THE 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</div>	<div><b>HILLSBOROUGH COUNTY</b> 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 Hillsborough County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx Phone: (813) 272-7040 or ada@fljud13.org Dated this 19th day of November, 2025. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; 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 IN INTEREST BY MERGER TO ARVEST CENTRAL MORTGAGE COMPANY, PLAINTIFF, VS. 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 COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Tromberg, Miller, Morris &amp; Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/Tiffany Hamilton, Esq. Tiffany Hamilton, Esq. FBN: 1058051 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1024897  IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CA-001811 SELECT PORTFOLIO SERVICING, INC. PLAINTIFF, VS. JESSE H. RODRIGUEZ, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Jesse H. Rodriguez Last Known Address: 15917 Nottinghill Dr, Lutz, FL 33548 Current Residence: UNKNOWN TO: Jesse H. Rodriguez Last Known Address: 218 E Bearss Ave, Ste 207, Tampa, FL 33613-1625 Current Residence: UNKNOWN TO: Unknown spouse of Jesse H. Rodriguez Last Known Address: 15917 Nottinghill Dr, Lutz, FL 33548 Current Residence: UNKNOWN TO: Unknown spouse of Jesse H. Rodriguez Last Known Address: 218 E Bearss Ave, Ste 207, Tampa, FL 33613-1625 Current Residence: UNKNOWN TO: Unknown tenant in possession of the subject property Last Known Address: 15917 Nottinghill Dr, Lutz, FL 33548 Current Residence: UNKNOWN (Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b></div> <div>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, 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 &amp; 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</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>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. <a href="https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx">https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx</a> Phone: (813) 272-7040 or <a href="mailto:ada@fljud13.org">ada@fljud13.org</a> 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</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>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, VS. RAD DIVERSIFIED REIT, INC., ET AL., DEFENDANT(S) NOTICE OF ACTION TO: Brandon D. Mendenhall Last Known Address: 1901 Coral Tree Court, Brandon, FL 33511 Current Residence: UNKNOWN TO: Brandon D. Mendenhall Last Known Address: 9643 Canyon Oaks Ct, Rancho Cucamonga, CA 91730 Current Residence: UNKNOWN TO: Brandon D. Mendenhall Last Known Address: 4604 Clarksdale Ln, Brandon, FL 33511 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 14, BLOCK C, WATERMILL AT PROVIDENCE LAKES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 37, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE &amp; SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 12/21/25, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.The Court's ADA Coordinator web page below details the nature of the accommodations that can be provided by the Florida Courts under the ADA. <a href="https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx">https://www.fljud13.org/BusinessOperations/CourtFacilities/ADAAccommodations.aspx</a> Phone: (813) 272-7040 or <a href="mailto:ada@fljud13.org">ada@fljud13.org</a> 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</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-023252, DIVISION I NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. 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.  <b>NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that, pursuant to the <i>In Rem</i> Final Judgment of Foreclosure entered in this cause on November 12, 2025 by the County Court of Hillsborough County, Florida, the property described as: Unit 15 B-5 and Garage Unit 15-2 NORTH BAY VILLAGE, a Condominium, according to the Declaration of Condominium 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 New-town Circle #B5, Tampa, FL 33615 and Garage Unit #72.  will be sold by the Hillsborough County Clerk at public sale on <b>January 2, 2026 at 10:00 A.M.</b>, electronically online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>.  Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  <a href="mailto:/s/CharlesEvansGlausier@glausierknight.com">/s/CharlesEvansGlausier</a> Charles Evans Glausier, Esquire Florida Bar No.: 37035 <a href="mailto:cglausier@glausierknight.com">cglausier@glausierknight.com</a> GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i>  11/28-12/5/25LG 2T</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  <a href="mailto:/s/CharlesEvansGlausier@glausierknight.com">/s/CharlesEvansGlausier</a> Charles Evans Glausier, Esquire Florida Bar No.: 37035 <a href="mailto:cglausier@glausierknight.com">cglausier@glausierknight.com</a> GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i>  11/28-12/5/25LG 2T</div> <div><b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-CA-009262 (Div. E)  DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. TIFFANY 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 Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants.  <b>NOTICE OF ACTION</b> 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 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</div> <div><b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-CA-009262 (Div. E)  DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. TIFFANY 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 Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants.  <b>NOTICE OF ACTION</b> 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 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 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</div> <div><b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-CA-009262 (Div. E)  DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. TIFFANY 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 Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants.  <b>NOTICE OF ACTION</b> TO: PATRICH LARISSA BODDEN FELIPE  (Continued on next page)</div>
Page 18/LA GACETA/Friday, November 28, 2025				



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b> 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 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 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 -----</div>	<div><b>HILLSBOROUGH COUNTY</b>  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.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</b> 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. <b>If you fail to do so, a default may be entered against you for the relief de-</b>  -----</div>	<div><b>HILLSBOROUGH COUNTY</b> <b>manded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: NA  <b>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.</b>  <b>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.</b>  <b>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.</b>  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 -----</div>	<div><b>HILLSBOROUGH COUNTY</b>  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.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> 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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: NA  <b>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.</b>  <b>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.</b>  <b>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.</b>  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 -----</div>	<div><b>HILLSBOROUGH COUNTY</b>  clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: NA  <b>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.</b>  <b>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.</b>  <b>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.</b>  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 -----</div>
<div><b>NOTICE OF PUBLIC HEARING</b>  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. <b>Virtual participation in this public hearing is available through communications media technology, as described below.</b>  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 Commissioners. 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.  <b>Virtual Participation Option:</b> Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology. <b>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.</b> 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 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 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.  <b>In Person Participation:</b> 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: <ul style="list-style-type: none"><li>Hillsborough County's Facebook page: HillsboroughFL</li><li>The County's official YouTube channel: YouTube.com/HillsboroughCounty</li><li>The County's HTV channels on cable television: Spectrum 637 and Frontier 22</li><li>The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings &amp; Events" button</li><li>Listening to the hearing on smart phones by going to the above Facebook or YouTube link.</li></ul> 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.</div>				
<div><b>VARIANCE REQUEST</b>  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.  <b>SPECIAL USES</b>  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</div>				
<div><b>CITY OF TAMPA</b> <b>MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS</b> <b>PUBLICATION NOTICE</b>  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 <b>12/17/2025 at 1:00 P.M.</b> to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.  Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.  <b>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</b>  CASE NO: COD-24-0003720 NAME OF VIOLATOR: DAVID L AND MELINDA K PLEHN LOCATION OF VIOLATION: 4708 W LAWN AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 4 BLOCK 6 FOLIO: 130431.0000  CASE NO: COD-25-0003452 NAME OF VIOLATOR: JESUS MENDOZA JR AND PAULA LOCATION OF VIOLATION: 1009 E 12TH AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: RANDALL'S ADDITION LOT 9 BLOCK 1 FOLIO: 198314.0000  CASE NO: COD-25-0003479 NAME OF VIOLATOR: VAN A FAGAN AND RHONDA H LOCATION OF VIOLATION: 2915 W HARBOR VIEW AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: HARBOR VIEW LOT 9 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 CITY CLERK  11/21-12/12/25LG 4T</div>				
<div>(Continued on next page)</div>				



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b> 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.  <b>NOTICE TO CREDITORS</b> 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 PUBLICATION OF THIS NOTICE.  The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is November 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</div>	<div><b>HILLSBOROUGH COUNTY</b> 11/28-12/5/25LG 2T ----- <b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>DIGISTRUCTURA CORPORATION</b> Owner: Dilip Agarwal 301 W Platt St Tampa, FL 33606 11/28/25LG 1T ----- <b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</b> JUVENILE DIVISION CASE NO. 23-DP-33 DIVISION C  IN THE INTEREST OF: D.F. DOB: 8/6/2012 MINOR CHILD  <b>NOTICE OF ACTION</b> <b>TERMINATION OF PARENTAL RIGHTS</b> TO: JOSE VELASQUEZ, address unknown <b>YOU ARE HEREBY NOTIFIED</b> 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. <b>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,</b> for an <b>ADVISORY HEARING on Department's Petition for Termination of Parental Rights.</b> <b>FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN), IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.</b>  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Administrative Office of The Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ada@tjud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. <b>WITNESS</b> my hand as Clerk of said</div>	<div><b>HILLSBOROUGH COUNTY</b> 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 As Deputy Clerk 11/28-12/19/25LG 4T ----- <b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b> 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: <b>OVALLES &amp; TORRES CATERING GROUP</b> Owner: Ovalles &amp; Torres Inc 4101 S MacDill Ave Tampa, FL 33611 11/28/25LG 1T ----- <b>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION CASE NO. 25-CP-3975 DIVISION: A Florida Bar #898791  IN RE: ESTATE OF JOHN DAVID MILLER, Deceased.  <b>NOTICE TO CREDITORS</b> 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216 and 732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.  All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div>	<div><b>HILLSBOROUGH COUNTY</b> ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.  The date of the first publication of this Notice is November 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 ----- <b>PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT</b> Environmental Protection Commission of Hillsborough County Draft Air Permit No. 0571485-005-AC Armorock, LLC Armorock Florida Plant Hillsborough County, Florida <b>Applicant:</b> The applicant for this project is Armorock, LLC. The applicant's authorized representative and mailing address is: Thomas Liffbrig, 1708 Turkey Creek Road, Plant City, FL 33566. <b>Facility Location:</b> Armorock, LLC operates the existing Armorock Florida Plant, which is located in Hillsborough County at 1708 Turkey Creek Road, Plant City, FL 33566. <b>Project:</b> 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 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. <b>Permitting Authority:</b> Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's physical/mailling address is: 3629 Queen Palm Dr., Tampa, FL 33619. The Permitting Authority's phone number is 813-627-2600. <b>Project File:</b> 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</div>	<div><b>HILLSBOROUGH COUNTY</b> indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <a href="https://fldep.dep.state.fl.us/air/emission/apds/default.asp">https://fldep.dep.state.fl.us/air/emission/apds/default.asp</a>. <b>Notice of Intent to Issue Air Permit:</b> 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 the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions. <b>Comments:</b> 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 the draft permit, the Permitting Authority shall revise the draft permit and require, if applicable, another Public Notice. <b>Petitions:</b> A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) 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 determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.  A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.  Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. <b>Extension of Time:</b> Under Rule 62-110.106(4), F.A.C., a person whose substantial 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 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.</div>

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

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

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

(Continued on next page)



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b></div> <div>Mediation: Mediation is not available in this proceeding.</div> <div>11/28/25LG 1T</div> <div>-----</div> <div><b>NOTICE OF PUBLIC SALE</b></div> <div>Notice is hereby given that on <b>01/08/2026 at 8:00 am</b> the following <b>vehicle(s)</b> may be sold at public sale at <b>6120 Jensen Rd, Tampa, FL 33619</b> for the amount owed on each <b>vehicle</b> to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. <b>VIN# 1GN-SCJKC3HR203959 2017 CHEV SUBURBAN \$ 4,995.00.</b> 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: <b>Troyts Auto Services LLC.</b> Lienor Address: <b>6120 Jensen Rd, Tampa, FL 33619</b> (Hillsborough County). Lienor telephone # <b>(813) 671-9364</b>, MV License #: <b>MV113312.</b> Location of <b>vehicles: 6120 Jensen Rd, Tampa, FL 33619</b> (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 <b>HILLSBOROUGH County</b> where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. <b>12/23/2025.</b></div> <div>11/28/25 1T</div> <div>-----</div> <div><b>NOTICE OF PUBLIC SALE</b></div> <div>Notice is hereby given that on <b>12/22/2025 at 8:00 am</b> the following <b>vehicle(s)</b> may be sold at public sale at <b>6120 Jensen Rd, Tampa, FL 33619</b> for the amount owed on each <b>vehicle</b> to satisfy the lien for repairs, services and storage charges and any administrative fees allowed pursuant to Florida Statute 713.585. <b>VIN# 5XYP-GA436HG302764 2017 KIA SORENTO \$ 2,719.</b> 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: <b>Troyts Auto Services LLC.</b> Lienor Address: <b>6120 Jensen Rd, Tampa, FL 33619</b> (Hillsborough County). Lienor telephone # <b>(813) 671-9364</b>, MV License #: <b>MV113312.</b> Location of <b>vehicles: 6120 Jensen Rd, Tampa, FI 33619</b> (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 <b>HILLSBOROUGH County</b> where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of Circuit Court where the disputed transaction occurred. <b>12/6/2025.</b></div> <div>11/28/25 1T</div> <div>-----</div> <div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-024470, DIVISION S</div> <div>CASABLANCA OF CITRUS PARK HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. THOMAS A. ESPOSITO, as Trustee of the 11112-2022 LAND TRUST, Defendant.</div> <div><b>NOTICE OF SALE</b></div> <div>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 Hillsboorough 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, Florida.</div> <div>PROPERTY ADDRESS: 11112 Blaine Top Place, Tampa, FL 33626.</div> <div>will be sold by the Hillsborough County Clerk at public sale on <b>January 2, 2026 at 10:00 A.M.</b>, electronically online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>.</div> <div>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.</div> <div>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.</div> <div>/s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 <a href="mailto:cglausier@glausierknight.com">cglausier@glausierknight.com</a> GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i></div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div><b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-024064, DIVISION S</div> <div>NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. CHENWORTH PROPERTIES LLC, a Maryland limited liability company, Defendant.</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div><b>NOTICE OF SALE</b></div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on on November 17, 2025 by the County Court of Hillsborough County, Florida, the property described as: CONDOMINIUM PARCEL NO. 11B-1 OF NORTH BAY VILLAGE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 3595, PAGE 385; AS AMENDED IN OFFICIAL RECORD BOOK 3638, PAGE 1433 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, IF ANY.</div> <div>AND TOGETHER WITH EXCLUSIVE RIGHT OF USE OF THE FOLLOWING LIMITED COMMON ELEMENTS: GARAGE UNIT NO. 11G-2 OF NORTH BAY VILLAGE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 3595, PAGE 385, AS AMENDED IN OFFICIAL RECORD BOOK 3638, PAGE 1433, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, IF ANY.</div> <div>PROPERTY ADDRESS: 6311 Newtown Circle #B1, Tampa, FL 33615 and Garage Unit 72 a/k/a Garage Unit No. 116-2.</div> <div>will be sold by the Hillsborough County Clerk at public sale on <b>February 20, 2026 at 10:00 A.M.</b>, electronically online at <a href="http://www.hillsborough.realforeclose.com">http://www.hillsborough.realforeclose.com</a>.</div> <div>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.</div> <div>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.</div> <div>/s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 <a href="mailto:cglausier@glausierknight.com">cglausier@glausierknight.com</a> GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 <i>Attorneys for Plaintiff</i></div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-DR-015000 Division: D</div> <div>IN RE THE MARRIAGE OF: SALVATORE LOCICERO, Petitioner, and LIUBOV ANATOLLEVNA PARENKO LOCICERO, Respondent.</div> <div><b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b></div> <div>TO: Liubov Anatollevna Parenko Locicero Last Known Address: 4517 W. Elm Street, Tampa, FL 33614</div> <div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Maria Obradovich, Esq., Attorney for Petitioner whose address is 11928 Sheldon Road Suite 111, Tampa, FL 33626 on or before 12/29/2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b></div> <div>The action is asking the court to decide how the following real or personal property should be divided:</div> <div>Petitioner requests that this Court adjudicate to the Husband exclusive, sole ownership of his 2016 Crysler 300. Petitioner also requests, that this Court ratify Husband's exclusive, sole ownership of the real property located at 4517 W. Elm Street Tampa, FL 33614, legally described as: Lot 26, Block 1, West Park Estates Unit No.4, according to the plat thereof recorded in Plat Book 36, Page 24, public records of Hillsborough County, Florida; together with the improvements thereon.</div> <div><b>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.</b></div> <div><b>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.</b></div> <div><b>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.</b></div> <div>Dated November 19, 2025 Victor D. Crist, Clerk of Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jessica Saladin Deputy Clerk</div> <div>11/21-12/12/25LG 4T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>File No.: 25-CP-002959 Division: A</div> <div>IN RE: ESTATE OF CHLORENE SANDY TAYLOR Deceased.</div> <div><b>AMENDED NOTICE TO CREDITORS</b></div> <div>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 are set forth below.</div> <div>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.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>IN RE: ESTATE OF ARL BRITTON OTTINGER, III, a/k/a ARL B. OTTINGER, III, Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>The administration of the estate of Arl Britton Ottinger, III, a/k/a Arl B. Ottinger, III, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 3360, Tampa, Florida 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>The personal representative has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss.732.216-732.228, applies, or may apply, unless written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: /s/ Arlena Brittany Ottinger Arlena Brittany Ottinger 4634 River Overlook Drive Valrico, Florida 33596</div> <div>Attorney for Personal Representative: /s/ Richard F. Wheeler Richard F. Wheeler, Attorney Florida Bar Number: 285684 Berg &amp; Wheeler, P.A. 4306 New River Hills Parkway, Suite 2 Valrico, Florida 33596 Telephone: (813) 685-0050 E-Mail: <a href="mailto:bergwheeler@verizon.net">bergwheeler@verizon.net</a> Secondary E-Mail: <a href="mailto:bbuchanan.bergwheeler@verizon.net">bbuchanan.bergwheeler@verizon.net</a></div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-3962 Division B</div> <div>IN RE: ESTATE OF ANN LOUISE LEVSEN a/k/a ANN L. LEVSEN a/k/a ANN LEVSEN, Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>The administration of the estate of Ann</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: Rebecca E. Westphal 204 Parkway Street Olin, Iowa 52320</div> <div>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: <a href="mailto:lohall@ohalllaw.com">lohall@ohalllaw.com</a></div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-004004</div> <div>IN RE: ESTATE OF KERRY GONZALES JOHNSON Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>The administration of the estate of KERRY GONZALES JOHNSON, deceased, whose date of death was January 18, 2025; File Number 25-CP-004004, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: ANGELA N. ERB 613 Vanderbaker Road Temple Terrace, Florida 33617</div> <div>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 <a href="mailto:susan@sghlawoffice.com">susan@sghlawoffice.com</a></div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-003225</div> <div>IN RE: ESTATE OF GAGE ALEXANDER AARON GROOMS Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>The administration of the estate of GAGE ALEXANDER AARON GROOMS, deceased, whose date of death was July 17, 2025; File Number 25-CP-003225, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>(Continued on next page)</div>	<div><b>HILLSBOROUGH COUNTY</b></div> <div>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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b></div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div><b>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.</b></div> <div><b>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.</b></div> <div><b>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.</b></div> <div>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</div> <div>11/21-12/12/25LG 4T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE, GUARDIANSHIP AND TRUST DIVISION Case No. 25-CP-003991 Division A</div> <div>IN RE: THE ESTATE OF RAMONA TESTA-SECCA a/k/a RAMONA GARCIA TESTA-SECCA Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is November 21, 2025.</div> <div>Personal Representative: ANGELA N. ERB 613 Vanderbaker Road Temple Terrace, Florida 33617</div> <div>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 <a href="mailto:susan@sghlawoffice.com">susan@sghlawoffice.com</a></div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div><b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-003225</div> <div>IN RE: ESTATE OF GAGE ALEXANDER AARON GROOMS Deceased.</div> <div><b>NOTICE TO CREDITORS</b></div> <div>The administration of the estate of GAGE ALEXANDER AARON GROOMS, deceased, whose date of death was July 17, 2025; File Number 25-CP-003225, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b>  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: JENNIFER IRENE WELLS 1546 Blue Bayou Circle Ruskin, FL 33570  Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez.com 11/21-11/28/25LG 2T  -----  <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-003941   IN RE: ESTATE OF DANIEL KLEE, A/K/A DANIEL MARINO KLEE Deceased.  <b>NOTICE TO CREDITORS</b>  The administration of the estate of DAN- IEL KLEE, A/K/A DANIEL MARINO KLEE, deceased, whose date of death was Oc- tober 12, 2025; File Number 25-CP-003941, is pending in the Circuit Court for Hillsbor- ough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- LICAT ION OF THIS NOTICE.  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- LICAT ION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PE- RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is November 21, 2025.  Personal Representative: 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  -----  <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002258 Division B   IN RE: ESTATE OF DAVID A. SZYMANSKI Deceased.  <b>NOTICE TO CREDITORS</b>  The administration of the estate of Dav- id 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- low.  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 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.  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- LICAT ION 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</div>	<div><b>HILLSBOROUGH COUNTY</b>  AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this no- tice is November 21, 2025.  Personal Representative: /s/ 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 &amp; Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, Florida 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: wcoffey@pilka.com 11/21-11/28/25LG 2T  -----  <b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-038682   BAYSHORE POINTE MASTER ASSOCIATION, INC., Plaintiff, vs. MARK DAVID MARSHALL, Defendant.  <b>NOTICE OF ACTION</b>  TO: MARK DAVID MARSHALL 2945 Pointevieu 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- 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 writ- ten defenses, if any, to it MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/9/25, a date within 30 days after the first publica- tion of the notice and file the original with the Clerk of this Court either before ser- vice 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  -----  <b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO: 25-CC-033618  BOYETTE CREEK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. KAREN LARSON, BRYAN REYES, NA'VAUGHN REYES and UNKNOWN TENANT, Defendants.  <b>NOTICE OF ACTION</b>  STATE OF FLORIDA TO: BRYAN REYES and NA'VAUGHN REYES, whose residence address is UNKNOWN.  YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Hillsborough County, Florida:  Lot 18, Block E, Boyette Creek Phase I, as per plat thereof, recorded in Plat Book 94, Page 31-1 through 31-7, in- clusive, of the Public Records of Hills- borough County, Florida.  has been filed against you and you are re- quired to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:  SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de- fault will be entered against you for the re- lief demanded in the Complaint or Petition.  In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this pro- ceeding should contact the A.D.A. coordi- nator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hear- ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955- 8770 for the assistance of Florida Relay Services.  DATED on this 14th day of November, 2025. Victor D. Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk 11/21-11/28/25LG 2T  -----  <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</b> FAMILY LAW DIVISION Case No.: 25-DR-002191 Division: C  IN RE: THE MATTER OF:</div>	<div><b>HILLSBOROUGH COUNTY</b>  GUILHERME N. PORTO, Petitioner, and DANIELA L. PORTO, Respondent.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b>  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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how real or personal property should be divided: NONE  <b>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.</b>  <b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Cur- rent Address, Florida Supreme Court Approved Family Law Form 12.915.) Fu- ture papers in this lawsuit will be mailed to the address on record at the clerk's office.</b>  <b>WARNING: Rule 12.285, Florida Fam- ily 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.</b>  Dated 11/10/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk 11/21-12/12/25 4T  -----  <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-003936 Division W   IN RE: ESTATE OF MOHAMED ISHTIAQ PAL Deceased.  <b>NOTICE TO CREDITORS</b> (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 en- tered in the estate of MOHAMED ISHTIAQ PAL, deceased, File No. 25-CP-003936, by the Circuit Court for Hillsborough Coun- ty, 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 (approx- imate) 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 DECE- DENT'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 Fallor Danielle Fallor, Esq. Florida Bar # 106324 HEMNESS FALLER ELDER LAW 309 N. Parsons Avenue Brandon, FL 33510-4515 (813) 661-5297 (813) 689-8725 fax danielle@hemnesslaw.com service@hemnesslaw.com 11/21-11/28/25LG 2T  -----  <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-002340   IN RE: ESTATE OF ANITA R. CARR Deceased.  <b>NOTICE TO CREDITORS</b>  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, Pro- bate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal represen- tative'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 de-</div>	<div><b>HILLSBOROUGH COUNTY</b>  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 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- LICAT ION 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 no- tice is November 21, 2025.  Personal Representative: /s/ Judy Underwood 11732 Marjory Avenue Tampa, Florida 33617  Attorney for Personal Representative: /s/ J. Scott Reed Attorney Florida Bar Number: 124699 Pilka Adams &amp; 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  -----  <b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-CC-011674  CANTERBURY LAKES HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. LIZBETH MOSSO and ANTONIO HERRERA, Defendant(s).  <b>NOTICE OF SALE</b>  NOTICE IS HEREBY GIVEN that, pur- suant 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 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 Hillsbor- ough County Clerk of Court, to take place electronically online at <a href="http://www.hillsborough-&lt;br/&gt;realforeclose.com">www.hillsborough- realforeclose.com</a>, on <b>January 2, 2026 at 10:00 A.M.</b>, to the highest and best bid- der, for cash, in accordance with Section 45.031 of the Florida Statutes.  Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.  If you are a person with a disability who needs any accommodation in order to par- ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordi- nator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, 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/ 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  -----  <b>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 24-CC-046554  NORTH PARK ISLE ASSOCIATION, INC., Plaintiff, vs. CARLOS DIAZ, A SINGLE MAN, Defendant(s).  <b>NOTICE OF SALE</b>  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 subse- quently 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 prop- erty 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 locat- ed therein, to the highest and best bidder, for cash, <b>on the HILLSBOROUGH County public auction website at <a href="http://www.hillsborough-&lt;br/&gt;realforeclose.com">http://www.hillsborough- realforeclose.com</a>, on Janu- ary 02, 2026 at 10:00AM.</b> 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-</div>	<div><b>HILLSBOROUGH COUNTY</b>  ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordi- nator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear- ance, 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.  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 &amp; Bowles, Attorneys at Law 45413.25 11/21-11/28/25LG 2T  -----  <b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-DR-011121 Division: T   IN RE: RONALD JAMES MARCUS, JR., Petitioner/Father, and CHRISTINE JESEEKIA HARRISON, Respondent/Mother.  <b>NOTICE OF ACTION FOR FAMILY CASES WITH MINOR CHILD(REN)</b>  TO: CHRISTINE JESEEKIA HARRISON, whose residence is 2008 Brandon Cross- ing 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, JR., whose address is The Sherer Law Firm, 10150 N. Highlands Manor Drive, Suite 200, Tampa, FL 33610, on or before December 11, 2025 and file the original with the Clerk of Court at 800 E. Twiggs Street, Room 101, Tampa, FL 33602, be- fore service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the re- lief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: NA  <b>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.</b>  <b>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 the addresses on record at the clerk's office.</b>  <b>WARNING: Rule 12.285, Florida Fam- ily Law Rules of Procedure, requires certain automatic disclosure of docu- ments and information. Failure to com- ply can result in sanctions, including dismissal or striking of pleadings.</b>  Dated 11/12/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk 11/21-12/12/25 4T  -----  <b>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-CP-003931 Division A   IN RE: ESTATE OF FREDRICK HEINRICH CROSS, JR., Deceased.  <b>NOTICE TO CREDITORS</b>  The administration of the estate of Fred- rick Heinrich Cross, Jr., deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Hillsbor- ough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- LICAT ION 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 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  (Continued on next page)</div>



LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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: lsjohnson@loriensjohnson.com  
Secondary E-Mail:  
admin@loriensjohnson.com

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

IN THE CIRCUIT COURT FOR THE THIRTEENTH JUDICIAL CIRCUIT  
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
File No.: 25-CP-003767

IN RE: ESTATE OF  
JAYSON LEE COX,  
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAYSON LEE COX, deceased; whose date of death was September 14, 2025, file number; 25-CP-003767, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE 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.

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act, as described in Fla. Stat. §§ 732.216–732.228, applies or may apply, unless a written demand is made by a creditor as specified under Fla. Stat. § 732.2211. See Fla. Stat. § 733.2121(1).

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

Personal Representative:  
LYNDA KILLINGSWORTH  
46140 Neal Rd.  
Punta Gorda, FL 33982

Personal Representative's Attorney:  
/s/ Silvia A. Brett  
Silvia A. Brett, Esq.  
Florida Bar No: 123736  
Brett Legal, PLLC  
360 Central Ave., Suite 800  
St. Petersburg, FL 33701

LEGAL ADVERTISEMENT

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 RE: ESTATE OF  
LEONARD P. GARTNER,

NOTICE TO CREDITORS

The administration of the estate of LEONARD P. GARTNER, deceased, Case No. 25-CP-3752, is now pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:  
Beatrice A. Kawuma-Gartner

Attorney for Personal Representative:  
Taso M. Milonas, Esquire  
Florida Bar No. 469858  
TASO M. MILONAS, P.A.  
1348 Fruitville Road, Suite 202  
Sarasota, Florida 34236  
Telephone: (941) 954-5410  
Facsimile: (941) 954-5490  
Primary E-mail:  
tmilonas@wealthlawgroup.com  
Secondary E-mail:  
jlockwood@wealthlawgroup.com  
and service@wealthlawgroup.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA  
PROBATE DIVISION  
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

LEGAL ADVERTISEMENT

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

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

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

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

Personal Representative:  
Robert H. Mohr  
137 S. Pebble Beach Blvd., Suite 100  
Sun City Center, Florida 33573

Attorney for Personal Representative:  
Robert H. Mohr  
Florida Bar No. 0211575  
Law Office of Robert H. Mohr  
137 S. Pebble Beach Blvd., Suite 100  
Sun City Center, Florida 33573  
Telephone: (813) 634-5500  
office@roberthmohr.com

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

Notice of 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	B642	\$436.02
Russell Hopley	1066	\$455.80
Michele Washington	A127	\$466.55
Tarvis Howard	B667	\$494.29
Derrick McNair	B643	\$429.90

10415 N. Florida Ave., Tampa, FL 33612

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

2309 Angel Oliva Senior St., Tampa, FL 33605

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

4406 W. Hillsborough Ave., Tampa, FL 33614

Sherika Fluit	1620	\$324.95
---------------	------	----------

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Darwin Garcia	1005	\$453.92
Dawn Wilson	4037	\$331.82

5404 W. Waters Ave., Tampa, FL 33634

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

3939 W. Gandy Blvd., Tampa, FL 33611

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

6111 Gunn Hwy., Tampa, FL 33625

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

11401 W. Hillsborough Ave., Tampa, FL 33635

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

14123 State Rd. 54, Odessa, FL 33556

Justin Hanratty	1056	\$449.90
-----------------	------	----------

3826 W. Marcum St., Tampa, FL 33616

Richard Gibbs	023	\$423.40
---------------	-----	----------

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA  
Case No.: 25-DR-002336  
Division: AP

OSIEL CALDERON CASTILLO,  
Petitioner,  
and  
ELIANOR CASAS MAYEA,  
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE  
(NO CHILD OR FINANCIAL SUPPORT)  
TO: ELIANOR CASAS MAYEA  
Last known address: 201 Libertad Entre Padrecano y Paquito Espinosa  
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OSIEL CALDERON CASTILLO, whose address is 3450 Palencia Dr. Apt. 2204, Tampa, FL 33618, on or before 12/16/2025, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the 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.

LEGAL ADVERTISEMENT

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, 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:  
ISAAH REEVES,  
Petitioner,  
and  
MARY WANJIRU NGANGA,  
Respondent.

SECOND AMENDED NOTICE OF ACTION TO LEGAL MOTHER  
TO: MARY WANJIRU NGANGA  
Last known address: 3609 Palm Crossing Drive, Apt 204, Tampa, FL 33613  
YOU ARE NOTIFIED that an action to establish paternity has been filed against you in the above-referenced case, and that you are required to serve a copy of your written defenses, if any, on or before December 11, 2025, to: GEOFFREY R. COX, ESQUIRE, attorney for Petitioner/Father, ISAAH REEVES, at: 29140 Chapel Park Drive, Wesley Chapel, FL 33543, and file the original with the clerk of this Court at physical address: 800 East Twiggs Street, Room 101, Tampa, Florida, 33602, or mailing address: P.O. Box 3450, Tampa, Florida 33601, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the motion.

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

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

Dated 11/5/2025  
Victor D. Crist  
Clerk of the Circuit Court  
By: /s/ Jennifer Taylor  
Deputy Clerk  
Cox & Associates, Attorneys at Law, P.A.  
11/14-12/5/25LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY  
JUVENILE DIVISION  
CASE NO. 25-DP-458  
DIVISION: C

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

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

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

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

WITNESS my hand as Clerk of said Court and the Seal thereof, this 6th day of November, 2025.  
Victor D. Crist, Clerk of Court  
By: /s/ Santiago Zambrano  
11/14-12/5/25LG 4T

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

IN RE: ESTATE OF  
CLEOTA E. WHITE  
Deceased.

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION  
TO: CAROLYN NIX

(Continued on next page)

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



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>HILLSBOROUGH COUNTY</b> THE ESTATE OF CLEOTA E. WHITE Address Unknown YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Cleota E. White where you are named as a beneficiary. You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC c/o Justin T. Moonray, Esq. 1032 E Brandon Blvd #9933 Brandon, Florida 33511 on or before 12/15/2025, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E Twiggs St, Tampa, FL 33602, either before service on Petitioner's attorney or immediately thereafter, or a default will be entered against you for the relief demanded in the Petition for Summary Administration. WITNESS my hand and seal of this Court on 11/6/2025. Signed on 5/21/2025 Victor D. Crist As Clerk of the Court By: s/ Ryan Marsh As Deputy Clerk  11/14-12/5/25LG 4T</div> <div><b>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</b> CIVIL DIVISION CASE NO.: 25-CC-022410 SYNERGY RENTS, LLC, a Florida limited liability company, Plaintiff, vs. PIPELINE CONSTRUCTION, LLC, a Florida limited liability company, CHRISTOPHER LEE, jointly and severally, Defendants.  <b>NOTICE OF ACTION</b> TO: CHRISTOPHER LEE 1313 East 33rd Ave, Tampa, FL 33603 YOU ARE HEREBY NOTIFIED that an action for breach of contract/debt owing has been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before December 10, 2025, to Shannon L. Hunter, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition. This Notice shall be published once a week for four (4) consecutive weeks in La Gaceta. WITNESS my hand and seal at Hillsborough County, Florida this 6th day of November, 2025. Victor D. Crist Clerk of the Circuit Court 800 E. Twiggs Street, Tampa, FL 33601 By: /s/ Jennifer Taylor Deputy Clerk Holcomb &amp; Leung, P.A.  11/14-12/5/25LG 4T</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 24-CA-010423 DIVISION: C MARISEL CRUZ, Plaintiff, v. CARLOS RUBEN GUZMAN, Defendant.  <b>NOTICE OF ACTION</b> TO: CARLOS RUBEN GUZMAN, whose residence is unknown, and all parties claiming interests by, through, under, or against the Defendant named herein, and all parties having or claiming to have any right, title, or interest in the property described below. YOU ARE NOTIFIED that an action to quiet title to the following real property in Hillsborough County, Florida, has been filed against you: Legal Description: <b>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.</b> Property Address: 4030 Cortez Drive, Apartment A, Tampa, Florida 33614. You are required to serve a copy of your written defenses, if any, to it on Marisel Cruz, Pro Se Plaintiff, whose address is 4030 Cortez Drive, Apartment A, Tampa, FL 33614, on or before 28 days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff or immediately thereafter; otherwise, a default may be entered against you for the relief demanded in the complaint. This notice shall be published once each week for four (4) consecutive weeks in La 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</div> <div><b>NOTICE OF SUSPENSION</b> <b>HILLSBOROUGH COUNTY</b> 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</div>	<div><b>HILLSBOROUGH COUNTY</b> 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</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — 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.: <b>1252850000</b> Certificate No.: <b>2023 / 11483</b> File No.: <b>2025-859</b> Year of Issuance: <b>2023</b> 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 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>NADIME M CANFUX</b> All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — 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.: <b>1471650100</b> Certificate No.: <b>2023 / 12801</b> File No.: <b>2025-863</b> Year of Issuance: <b>2023</b> Description of Property: FAIRVIEW TERRACE LOT 8 BLOCK 10 PLAT BK / PG: 11 / 55 SEC - TWP - RGE: 19 - 28 - 19 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>SAMUEL THOMAS TORRES</b> All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — 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.: <b>0370960500</b> Certificate No.: <b>2023 / 3565</b> File No.: <b>2025-866</b> Year of Issuance: <b>2023</b> Description of Property: STONE CREEK POINTE A CONDOMINIUM UNIT 520 AND AN UNDIV INT IN COMMON ELEMENTS PLAT BK / PG: 21 / 60 SEC - TWP - RGE: 10 - 28 - 19 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>HAROLD GIRALDO</b> All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — 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.: <b>0760940000</b> Certificate No.: <b>2023 / 7460</b> File No.: <b>2025-867</b> Year of Issuance: <b>2023</b> Description of Property:</div>	<div><b>HILLSBOROUGH COUNTY</b> BYARS RIVERVIEW ACRES REVISED PLAT OF LOT 9 BLOCK 4 PLAT BK / PG: 33 / 4 SEC - TWP - RGE: 18 - 30 - 20 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>DANA CONSTRUCTION INC</b> All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — 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.: <b>0852250050</b> Certificate No.: <b>2023 / 8942</b> File No.: <b>2025-871</b> Year of Issuance: <b>2023</b> Description of Property: A PORTION OF NW 1/4 OF NW 1/4 DESC AS FOLLOWS COM AT NE COR OF NW 1/4 OF NW 1/4 OF NW 1/4 THN S 00 DEG 91 MIN 37 SEC W 25 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN W 20 FT TO POB THN S 00 DEG 01 MIN 37 SEC W 236.51 FT THN S 54 DEG 35 MIN 56 SEC W W 141.14 FT THN S 63 DEG 01 MIN 59 SEC W 561.49 FT TO A PT ON ELY R/W LINE OF FORBES RD THN N 00 DEG 03 MIN 20 SEC E 377.85 FT THN E 450 FT THN N 00 DEG 03 MIN 20 SEC E 195 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN E 165.03 FT TO POB SEC - TWP - RGE: 14 - 29 - 21 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>MANUEL REYNOSO-SANDOVAL</b> All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — 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.: <b>0863087722</b> Certificate No.: <b>2023 / 9072</b> File No.: <b>2025-872</b> Year of Issuance: <b>2023</b> 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 &amp; 20 AND THE SW R/W OF CREST TOP TRAIL THN S 37 DEG 43 MIN 24 SEC W 115 FT THN 4.17 FT ALG THE ARC OF THE CURVE TO THE LEFT W/RAD OF 165 FT CHD BRG N 52 DEG 54 MIN 50 SEC W 4.17 FT THN N 39 DEG 47 MIN 50 SEC E 115 FT TO POB BLOCK C PLAT BK / PG: 81 / 3 SEC - TWP - RGE: 29 - 29 - 21 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>MOHAMMED HIJAZ</b> <b>ASHLEY HIJAZ</b> All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div><b>NOTICE OF APPLICATION FOR TAX DEED</b> — 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.: <b>0875381280</b> Certificate No.: <b>2023 / 9239</b> File No.: <b>2025-873</b></div>	<div><b>HILLSBOROUGH COUNTY</b> Year of Issuance: <b>2023</b> Description of Property: RIVER HILLS COUNTY CLUB PHASE IIIB PARCEL 10 LOT 35 BLOCK 15 PLAT BK / PG: 71 / 34 SEC - TWP - RGE: 09 - 30 - 21 <b>Subject To All Outstanding Taxes</b> Name(s) in which assessed: <b>LAND TRUST CAPITAL LLC / TRUSTEE</b> <b>LAND TRUST CAPITAL, LLC, AS TRUSTEE 3208 FOX SQUIRREL RESIDENTIAL LAND TRUST</b> All of said property being in the County of Hillsborough, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at <a href="http://www.hillsborough.realtaxdeed.com">www.hillsborough.realtaxdeed.com</a>. 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</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA</b> GENERAL CIVIL DIVISION Case No. 25-CA-010459 Division P BERNICE MCDANIEL and CHRISTOPHER MAYS, Plaintiffs, vs. LILLIAN MCDANIEL, deceased, et al., Defendants.  <b>NOTICE OF ACTION - PROPERTY</b> TO: Defendants, LILLIAN MCDANIEL, deceased, and her heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against her; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants or parties or claiming to have any right, title, or interest in the property. YOU ARE NOTIFIED that civil action No. 25-CA-010459 of the Circuit Court in and for Hillsborough County, Florida, Bernice McDaniel and Christopher Mays vs. Lillian McDaniel, deceased, et al., seeking to quiet title in the following property in Hillsborough County, Florida: Lots 1 and 2, Block 27, Map of South Lincoln Park, according to the map or plat thereof as recorded in Plat Book 4, Page 95, Public Records of Hillsborough County, Florida. PIN: P-28-28-22-5BZ-000027-00001.0 Folio No. 206797-0000 Site Address: 915 E. Warren St., Plant City, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Plaintiffs' attorney whose name and address is: Stephen L. Evans 104 N. Thomas Street, Plant City, FL 33563 (813) 752-1795 Florida Bar No. 371505 on or before <b>December 17, 2025</b>, and file the original with the Clerk of this Court either before service on Plaintiffs' attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. In accordance with the Americans With Disabilities Act, persons needing special accommodation to participate in this matter, should contact the clerk of court's ADA Coordinator at (813) 276-8100 ext 4347 no later than 7 days prior to the proceeding; If you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on October 23, 2025. Victor Crist, Hillsborough Clerk of Courts 800 E Twiggs St, Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk Stephen L. Evans  11/7-11/28/25 4T</div> <div><b>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</b> Case No.: 25-DR-014258 Division: DP ANA IVIS ROURA BARLET, Petitioner, and ISMAEL BONILLA CARDONA, Respondent. <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</b> (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. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b> The action is asking the court to decide how the following real or personal property should be divided: None <b>Copies of all court documents in this</b></div>	<div><b>HILLSBOROUGH COUNTY</b> 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. <b>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.</b> 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</div> <div><b>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</b> FAMILY LAW DIVISION CASE NO.: 25-DR-011769 DIVISION: C IN RE: THE MARRIAGE OF MATTHEW WINBORN Petitioner/Husband, and ABIGAIL NICOLE STAMPER a/k/a WINBORN Respondent/Wife <b>AMENDED NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN</b> TO: Abigail Nicole Stamper a/k/a Winborn Last known address: 419 Halifax Bay Court, Apollo Beach Florida 33572 YOU ARE NOTIFIED that an action for Petition for Dissolution of Marriage with Minor Children has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Matthew Winborn c/o Mark G. Rodriguez, Esq., 701 S. Howard Ave., Ste 201, Tampa, FL 33606, on or before December 5, 2025, and file the original with the clerk of this Court at Hillsborough County Clerk of Circuit Court, 800 E Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b> The action is asking the court to decide how the following real or personal property should be divided: N/A <b>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.</b> 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. <b>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.</b> 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</div> <div><b>MANATEE COUNTY</b>  <b>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</b> PROBATE DIVISION File No. 2025 CP 2744 Division Probate  IN RE: ESTATE OF LORENZO NEIL THOMAS, SR., Deceased.  <b>NOTICE TO CREDITORS</b> The administration of the estate of LORENZO NEIL THOMAS, SR., deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 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 surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as set forth in Florida 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 PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA</div> <div>(Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>MANATEE COUNTY</b></div> <div>STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 28, 2025.</div> <div>Personal Representative: PATRICIA THOMAS</div> <div>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 E-Mail: jami@worleyelderlaw.com</div> <div>11/28-12/5/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY PROBATE DIVISION CASE NUMBER: 2025CP001173AX</div> <div>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.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of DOT-TIE JEAN CRIST-MARSHALL, deceased, file number 2025CP001173AX is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. This estate is intestate.</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All persons on whom this notice is served who have objection that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objection with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>The date of the first publication of this Notice is November 21, 2025.</div> <div>Personal Representative: /s/ WILLIAM EUGENE CRIST 9562 East Briar Court Inverness, FL 34453</div> <div>Attorney for Personal Representative: /s/ John P. Flanagan, Jr., Esq. 710 Oakfield Drive, Suite 101 Brandon, FL 33511 (813) 681-5587 ptafflan@verizon.net FBN: 218499</div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2535 Division Probate</div> <div>IN RE: ESTATE OF GUY MICHAEL ALLEN Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of GUY MICHAEL ALLEN, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice</div>	<div><b>MANATEE COUNTY</b></div> <div>is November 21, 2025.</div> <div>Personal Representative: THOMAS GOIRAN 83 Flower Avenue Washington, New Jersey 07882</div> <div>Attorney for Personal Representative: JASON M. DEPAOLA Florida Bar Number: 0180040 DYE HARRISON KNOWLES KIRKLAND PRATT &amp; 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</div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2024-CC-002530</div> <div>BRADENTON TROPICAL PALMS, INC., Plaintiff, vs. WANDA J. BAKER AND DEBORAH L. CATERINO, Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Order Directing Clerk to Re-set Foreclosure Sale and Disburse Sale Deposit to Plaintiff entered in this cause on November 5, 2025 by the County Cort of Manatee County, Florida, the property described as:</div> <div>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.</div> <div>will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at <b>11:00 A.M.</b> at <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> on <b>December 18, 2025.</b></div> <div>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.</div> <div>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.</div> <div>/s/ Natalie N. Minor Natalie N. Minor, Esquire Florida Bar No: 1039661 <a href="mailto:nminor@appletonreiss.com">nminor@appletonreiss.com</a> Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Attorney for Plaintiff</div> <div>11/21-11/28/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412025CP002420CPAXMA</div> <div>IN RE: ESTATE OF ANN MARIE YOUNG Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: /s/ David Young 5323 88th Street W. Bradenton, Florida 34210</div> <div>Counsel for Personal Representative: /s/ Ann-Eliza M. Taylor Attorney Florida Bar Number: 70852 Older Lundy Koch &amp; Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundy.com Secondary E-Mail:</div>	<div><b>MANATEE COUNTY</b></div> <div>dmorris@olderlundy.com</div> <div>11/21-11/28/24LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF WASHINGTON</div> <div>Wes Weaver v. Johanna E. Fraser Case No. 25CV48297</div> <div>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.</div> <div>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).</div> <div>NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY</div> <div>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.</div> <div>If you have question, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at <a href="http://www.oregonstatebar.org">www.oregonstatebar.org</a> or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636.</div> <div>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.</div> <div>The date of the first publication of this summons is 11/14/2025.</div> <div>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</div> <div>11/21-12/12/25LG 4T</div> <div>-----</div> <div>ORANGE COUNTY</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024277 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. BARBARA GUAGENTI; PAUL GUAGENTI Obligor</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Barbara Guagenti 540 WILSON AVE Glen Ellyn, IL 60137-6222 Paul Guagenti 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 Villas &amp; Bungalows described as: An undivided 0.3422% interest in Unit 66 of the Disney's Polynesian Villas &amp; 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 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 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 11080-1024736</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024280 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. ROBBIE T. HILLERY Obligor</div> <div>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")</div>	<div><b>ORANGE COUNTY</b></div> <div>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 Disney'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 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 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 11080-1024858</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024281 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JENNIFER LEE ANN REGO Obligor</div> <div>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 &amp; Cabins at Disney's Wilderness Lodge described as: An undivided 0.2952% interest in Unit 16E of Copper Creek Villas &amp; 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 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 (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. 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE FILE NO.: 25-024282 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. STACEY LYNN BONTEMPO; ANTHONY MARK BONTEMPO Obligor</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Stacey Lynn Bontempo 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 Disney'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 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</div> <div>(Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>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 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 13019358.0 FILE NO.: 25-024288 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. MAGDALENA CASTANEDA Obligor(s)</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Magdalena Castaneda 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 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 \$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 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, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024852</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 13013569.3 FILE NO.: 25-024289 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. ROBBIE T. HILLERY Obligor(s)</div> <div>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, 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 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 are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq.</div>	<div>ORANGE COUNTY</div> <div>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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 10012468.0 FILE NO.: 25-024294 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. FLOYD J. CLAUSEN; THERESA L. CLAUSEN Obligor(s)</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Floyd J. Clausen 12742 ISRAELITE CHURCH RD Independence, LA 70443 Theresa L. Clausen 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 condominium (the "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 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024872</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 31878.1 FILE NO.: 25-024295 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JOHN K. KEKU; TEMITOPE O. KEKU Obligor(s)</div> <div>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, 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 \$2,043.73, plus interest (calculated by multiplying \$0.59 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 11080-1024801</div> <div>NONJUDICIAL PROCEEDING TO</div>	<div>ORANGE COUNTY</div> <div>FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 31585.0 FILE NO.: 25-024297 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. MATILDE AMARCHAND; LINGAPPA AMARCHAND Obligor(s)</div> <div>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 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 \$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 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: 614-220-11080-1024797</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-024298 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. ANTHONY ABELLO, JR.; SHANNON ABELLO Obligor</div> <div>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 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 Fax: 614-220-5613 11080-1024712</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-024301 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. ELVIS T. ULUFANUA; WANDA D. ULUFANUA Obligor</div>	<div>ORANGE COUNTY</div> <div>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 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 \$2,152.72, plus interest (calculated by multiplying \$0.64 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 9028116.0 FILE NO.: 25-024307 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. WILLIAM BRIAN BYNUM; STEPHANIE RENEE BYNUM Obligor(s)</div> <div>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 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 9002395.1 FILE NO.: 25-024308 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. WANDA R. GILMORE Obligor(s)</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Wanda R. Gilmore 9130 KIEFFER 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</div>	<div>ORANGE COUNTY</div> <div>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. The 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 31878.0 FILE NO.: 25-024310 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JOHN K. KEKU; TEMITOPE O. KEKU Obligor(s)</div> <div>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 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 \$6,210.31, plus interest (calculated by multiplying \$2.36 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 11080-1024834</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 9037721.0 FILE NO.: 25-024314 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. MARK BEESE; DENISE BEESE; EMILY JERGER, AKA EMILY BEESE; BEN BEESE; HANNAH BEESE Obligor(s)</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE 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</div> <div>(Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>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 "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 \$1,909.73, 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. 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 11080-1024814</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-024316 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. DIANA L. TURNBO Obligor</div> <div>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 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 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, 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 31878.2 FILE NO.: 25-024319 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JOHN K. KEKU; TEMITOPE O. KEKU Obligor(s)</div> <div>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</div>	<div>ORANGE COUNTY</div> <div>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 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1024648</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 9002395.0 FILE NO.: 25-024323 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. WANDA R. GILMORE Obligor(s)</div> <div>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 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. 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</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 16050578.0 FILE NO.: 25-025229 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. ANNA RENEE NUNGESTER; TY EDISON NUNGESTER Obligor(s)</div> <div>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 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 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</div>	<div>ORANGE COUNTY</div> <div>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 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 11080-1024985</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 4032463.1 FILE NO.: 25-025231 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JONATHAN SHEETS; KRISTEN SHEETS Obligor(s)</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Jonathan Sheets 1602 MICHAEL ROBERT WAY Cedar Park, TX 78613-5833 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 &amp; Cabins at Disney's Wilderness Lodge described as: An undivided 0.2188% interest in Unit 19B of Copper Creek Villas &amp; 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 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 \$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 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</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the under-signed intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: <b>FAMILY ADVENTURES ABROAD</b> Owner: Steven Schumpp 6107 Cypress Hill Road Winter Garden, FL 34787</div> <div>11/21/25LG 1T</div> <div>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 NARCOOSSEE RD, ORLANDO, FL 32822 P#: 407-326-6676 2017 HYUN 4D KMH084LF6HU179825 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 ACCEPTANCE COMPANY 2012 VOLK 4D 3VWDX7AJ5CM347223 DEC. 23, 2025 OWNER: YASIR MOHAMMED A AIJAHDALI / LIEN HOLDER: NONE ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT: BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE.</div> <div>11/28/25LG 1T</div> <div>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-</div>	<div>ORANGE COUNTY</div> <div>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 PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 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</div> <div>11/28-12/5/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Case No: 2025-DR-011785-O Division: 30 MOHAMMED LARHOUSLI MARRAKCHI Petitioner, and DOUAEE EL KANDRI Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: DOUAEE EL KANDRI Last known address: 4817 Southlawn Ave, Orlando, FL 32811 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MOHAMMED LARHOUSLI MARRAKCHI, whose address is 4817 Southlawn Ave, Orlando, FL 32811, on or before 1/1/26, and file the original with the clerk of this Court at 425 N. Orange Ave., Orlando, FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: None Copies of all court documents in this case, including orders, are available at the Clerk to the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mails or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, rerules certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. DATED 11/1/2025 Tiffany M. Russell Clerk of the Circuit Court By: /s/ Sebastian Ramos Declat Deputy Clerk</div> <div>11/21-12/12/25LG 4T</div> <div>IN THE COUNTY COURT IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2025-CC-009029-O Tivoli Gardens Homeowners Association, Inc., Plaintiff, vs. Alexandra Mendible, as Trustee of The Sofia Palermo Revocable Trust, Dated July 5, 2013; et al. Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated November 10, 2025, and entered in Case Number: 2025-CC-009029-O, of the County Court in and for Orange County, Florida. To be published in the La Gaceta Newspaper, wherein Tivoli Gardens Homeowners Association, Inc. is the Plaintiff, and Alexandra Mendible, as Trustee of The Sofia Palermo Revocable Trust, Dated July 5, 2013, and All Unknown Tenants/Owners are the Defendants, the clerk will sell to the highest and best bidder for cash at <a href="#">www.myorangeclerk.real-</a></div>	<div>ORANGE COUNTY</div> <div><a href="#">foreclose.com</a>, at 11:00 o'clock A.M. on January 15, 2026, the following described property as set forth in said Final Judgment of Foreclosure, to-wit: Property Description: LOT 40, TIVOLI GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 120 THROUGH 130, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. Property Address: 6021 Apollos Corner Way, Orlando, FL 32829 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 13th day of November, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnattorneys.com</div> <div>11/21-11/28/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA CASE NO.: 2024-CA-005708-O BANKUNITED, N.A., Plaintiff, vs. JOSEPH L. VIXAMA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered on October 28, 2025 in the above-captioned action, the following property situated in Orange County, Florida, described as: LOT 55, WETHERBEE LAKES SUBDIVISION PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 46, AT PAGE(S) 61-64, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA shall be sold by the Clerk of Court, Tiffany Moore Russell, Esq., on the 27th day of January, 2026 on-line at 11:00 a.m. (Eastern Time) at <a href="#">www.myorangeclerk.realforeclose.com</a> to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided 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 the 6th day of November 2025. /s/ Michael C. Coyle MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff</div> <div>11/21-11/28/25LG 2T</div> <div>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.</div> <div>11/14-12/5/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA Case No. 2018-DR-002271-O IN RE: RANELL WILLIAMS Petitioner, and CARLOS BATISTA, Respondent. (Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>NOTICE OF ACTION FOR SUPPLEMENTAL PETITION TO MODIFY PARENTAL RESPONSIBILITY, VISITATION, OR PARENTING PLAN/ TIME-SHARING SCHEDULE AND OTHER RELIEF</div> <div>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 RANELLE WILLIAMS, Markos D. Eugenios, Esq. whose address is 2431 Aloma Ave, Suite 124, Winter Park, FL 34794, eugenioslaw@outlook.com on or before 12/11/2025 and file the original with the clerk of Court at 425 North Orange Avenue, Orlando, FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the supplemental petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated October 22nd, 2025. Tiffany Moore Russell Clerk of the Circuit Court By: /s/ Robert Hingston Deputy Clerk 425 N Orange Ave #320 Orlando, FL 32801 11/7-11/28/25LG 4T</div>	<div>OSCEOLA COUNTY</div> <div>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</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 001922 MF TOORAK CAPITAL PARTNERS LLC PLAINTIFF, VS. 1434 ROLLING FAIRWAY DRIVE LLC, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: 1434 Rolling Fairway Drive LLC Last Known Address: c/o SHAMA SILBEREMAN, Registered Agent, 1434 Rollings Fairway Drive, DAVENPORT, FL 33896 Current Residence: UNKNOWN TO: 1434 Rolling Fairway Drive LLC Last Known Address: 1575 61st St Apt 5R, Brooklyn, NY 11219 Current Residence: UNKNOWN TO: 1434 Rolling Fairway Drive LLC Last Known Address: 42 Harrison Ave, Apt 2, Brooklyn, NY 11211 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 109, Stoneybrook South Phase G-1, a subdivision according to the plat thereof recorded in Plat Book 23, Page 45, of the Public Records of Osceola County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE &amp; SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 21, 2025, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771. WITNESS my hand and the seal of this Court this 6th day of November, 2025. KELVIN SOTO As Clerk of Court By: Kelvin Soto, Esq. Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1024628</div> <div>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: EDGE OVER SOLUTIONS LLC Owner: ReGina Newkirk Rucci 5022 Sunfalls Avenue St. Cloud, FL 34772 11/28/25LG 1T</div> <div>IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA Case No.: 2025 CC 000587 CL The Manors at Lake Berkley Resort Homeowners Association, Inc., Plaintiff, vs. Enver R. Lora Ruiz; et al. Defendant(s). NOTICE OF FORECLOSURE SALE NOTICE is hereby given pursuant to an Order Granting Final Judgment of Foreclosure, dated November 7, 2025, and entered in Case Number: 2025 CC 000587 CL, of the County Court in and for Osceola County, Florida. To be published in the La Gaceta Newspaper, wherein The Manors at Lake Berkley Resort Homeowners Association, Inc. is the Plaintiff, and Enver R. Lora Ruiz is the Defendant, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, at 11:00 o'clock A.M. on January 6, 2026, the following described property as set forth in said Order Granting Final Judgment of Foreclosure, to-wit: Property Description: LOT 4, LAKE BERKLEY RESORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE(S) 1, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. Property Address: 913 Lake Berkley Dr., Kissimmee, FL 34746 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision</div>	<div>OSCEOLA COUNTY</div> <div>of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated the 13th day of November, 2025 DHN ATTORNEYS, P.A. 448 South Alafaya Trail, Unit 8 Orlando, FL 32828 Telephone: (407) 269-5346 Facsimile: (407) 650-2765 Attorney for Association By: /s/ Joshua Mowery Joshua Mowery, Esquire Florida Bar No. 1058705 joshua@dhnattorneys.com 11/21-11/28/25LG 2T</div> <div>PASCO COUNTY</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. 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.realfoclose.com at 11:00 a.m. on December 16, 2025 the following described property set forth 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, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED November 18, 2025 /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembroke Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 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.com JOHN F. RUDY, III Assistant United States Attorney 400 North Tampa Street, Suite 3200 Tampa, FL 33602 USAFLM.HUD@usdoj.gov DOJMDFla@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 C/O CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301 /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1025319</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2020-RPL1, Plaintiff, vs. DESIREE M. FRANK; et al., Defendants. Case No: 2025-CA-000984 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated , and entered in Case No. 2025-CA-000984 of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida wherein CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN</div>	<div>PASCO COUNTY</div> <div>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.realfoclose.com at 11:00 a.m. on January 12, 2026, the following described property set forth in said Final Judgment, to wit: LOT 1369, COLONIAL HILLS, UNIT NO 19, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE(S) 147, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Commonly known as: 3554 Blackhawk Dr., New Port Richey, FL 34652 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED November 14, 2025 /s/ Philip Stecco Philip Stecco, Esq. Florida Bar No. 103834 Lender Legal PLLC 1800 Pembroke Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: pstecco@lenderlegal.com EService@LenderLegal.com If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this notice, please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. 11080-1024913</div> <div>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: HUNGRY FEAST Owner: Hungry Panda NPR Inc 9910 Little Rd New Port Richey, FL 34654 11/28/25LG 1T</div> <div>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 SUMMERTREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 50 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE &amp; 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 the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. WITNESS my hand and the seal of this Court this 21st day of November, 2025. Nikki Alvarez-Sowles, Esq. As Clerk of Court By: /s/ Haley Joyner As Deputy Clerk Miller, George &amp; Suggs, PLLC 11/28-12/5/25LG 2T</div> <div>Receipt of Application Noticing Notice is hereby given that the South-</div>	<div>PASCO COUNTY</div> <div>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, &amp; 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 referencing the permit application number to the Southwest Florida Water Management 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</div> <div>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: AOG ALERTS Owner: Low-Coders LLC 15629 Segengeti Blvd Spring Hill, FL 34610 11/28/25LG 1T</div> <div>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 Richey, FL 34656-0338. 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 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 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 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 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 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</div> <div>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, Plaintiff, -vs- BARBARA LYON-HALL a/k/a BARBARA L. HALL; UNKNOWN SPOUSE OF BARBARA LYON-HALL a/k/a 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, if living, and all unknown parties (Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>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 A/K/A BARBARA L. HALL, DECEASED; State of FLORIDA; NIKKI ALVAREZ-SOWLES, CLERK OF CIRCUIT COURT IN AND FOR PASCO COUNTY FLORIDA; PASCO COUNTY, a political subdivision of the state of Florida; GEICO GENERAL INSURANCE COMPANY, as subrogee of KELLIE RENEE MORRISON; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 Defendants.</div> <div>NOTICE OF SALE</div> <div>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:</div> <div>THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN PASCO COUNTY, FLORIDA TO-WIT:</div> <div>LOT 4, OF THE UNRECORDED O'SULLIVAN PLAT, ALSO KNOWN AS A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</div> <div>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.</div> <div>at public sale, to the highest and best bidder for cash, in an online sale at <a href="#">www.pasco.realforeclose.com</a>, beginning at <b>11 a.m. on March 12, 2026</b>.</div> <div>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.</div> <div>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</div> <div>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.</div> <div>DATED this 18th day of November, 2025.</div> <div>ROD B. NEUMAN, Esquire For the Court</div> <div>By: /s/ ROD B. NEUMAN, Esquire Gibbons   Neuman 3321 Henderson Blvd, Tampa, FL 33609 11/28-12/5/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-001733</div> <div>IN RE: ESTATE OF CAROL LYNN FORTNER A/K/A CAROL FORTNER, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE</div>	<div>PASCO COUNTY</div> <div>TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 28, 2025.</div> <div>Personal Representative: Grant Moyers 4542 Deer Lodge Road New Port Richey, FL 34655</div> <div>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@messinawalgroup.com service@messinawalgroup.com 11/28-12/5/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025-CP-001473</div> <div>IN RE: The Estate of GREGG ALAN BOX, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>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.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of the first publication of this notice is November 21, 2025.</div> <div>Personal Representative: JESSY L. BOX c/o YATES LAW FIRM, P.A. 320 W. Kennedy Boulevard, Suite 600 Tampa, Florida 33606</div> <div>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</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 512025CP001441CPAXWS</div> <div>IN RE: THE ESTATE OF: PETER CHRISTIAN, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of PETER 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: Gregory A. Richards, Jr. 16936 Secret Meadow Drive Odessa, Florida 33556</div> <div>Attorney for Personal Representative: Robert L. Olsen LONGHOUSE, RICHARDS, OLSEN &amp;</div>	<div>PASCO COUNTY</div> <div>RIEF, PLLC 202 S. Rome Avenue, Suite 110 Tampa, Florida 33606 Telephone: (813) 223-5351 E-mail: rolsen@lrirlaw.com Secondary e-mail: sferraro@lrirlaw.com Florida Bar No.: 921490 11/21-11/28/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024CC005896CCAXWS</div> <div>DARREN BROCK AND MARY BROCK, Plaintiff, vs. PATRICK W. PEMPESELL AND DARA A. PEMPESELL, Defendant(s).</div> <div>NOTICE OF SALE</div> <div>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. PEMPESELL and DARA A. PEMPESELL are the Defendants and DARA A. PEMPESELL is the highest and best bidder for cash at <a href="#">www.pasco.realforeclose.com</a>, at <b>11:00 a.m. on the 1st day of December, 2025</b>, the following described property set forth in the Amended Final Judgment:</div> <div>Lot 6, Block 10, Bridgewater Phase 1 and 2, Plat Book 48, Page 110, of the public records of Pasco County.</div> <div>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.</div> <div>First publication of this Notice on November 21, 2025 in La Gaceta.</div> <div>Second publication of this Notice on November 28, 2025 in La Gaceta.</div> <div>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.</div> <div>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</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001795-CPAXWS</div> <div>IN RE: ESTATE OF DESMOND G. LITTLE, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Desmond G. Little, deceased, whose date of death was September 9, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: Linda J. Little 9027 Pennant Ct. New Port Richey, FL 34654</div> <div>Attorney for Personal Representative: /s/ Michael G. Little Florida Bar No. 0861677 JOHNSON, POPE, BOKOR, RUPPEL &amp; BURNS, LLP 311 Park Place Blvd., Suite 300 Clearwater, FL 33759 Telephone: (727) 461-1818 E-mail: mikel@jpfirm.com Secondary e-mail: kimh@jpfirm.com 11/21-11/28/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001511</div> <div>IN RE: ESTATE OF SUSAN M. PURVIANCE a/k/a</div>	<div>PASCO COUNTY</div> <div>SUSAN M. BIRCHARD PURVIANCE Deceased.</div> <div>NOTICE TO CREDITORS (summary administration)</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>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:</div> <div>JOHN GALIK 12919 Club Drive, Hudson, FL 34667</div> <div>APRIL LEDGER 5175 South Park Ave., Dothan, AL 36301</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>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.</div> <div>The date of first publication of this Notice is November 21, 2025.</div> <div>Person Giving Notice: /s/ JOHN GALIK</div> <div>Attorney for Person Giving Notice: /s/ MALCOLM R. SMITH, ESQUIRE Email: <a href="#">truster1985@gmail.com</a> 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</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO.: 2024-CA-001932-CAAXES</div> <div>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.</div> <div>NOTICE OF SALE</div> <div>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:</div> <div>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.</div> <div>Shall be sold by the Clerk of Court, NIKKI ALVAREZ-SOWLES, ESQ., on the <b>20th day of January, 2026 at 11:00a.m. (Eastern Time) at <a href="#">www.pasco.realforeclose.com</a></b> to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</div> <div>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.</div> <div>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.</div> <div>Dated this 28th day of October, 2025.</div> <div>/s/ Michael Coyle <b>MICHAEL C. COYLE, ESQ.</b> Florida Bar No.: 1054501 Email: <a href="#">mcoyle@storeylawgroup.com</a> <b>STOREY LAW GROUP, P.A.</b> 2201 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: <a href="#">sbaker@storeylawgroup.com</a> <i>Attorneys for Plaintiff</i> 11/21-11/28/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA CIVIL DIVISION Case No.: 2025CA001904CAAXES Division: J4</div> <div>DIGITAL TRUST, LLC, FBO DAVID A. STECH, ROTH IRA 11001477, Plaintiffs vs. LM2 INVESTMENT VENTURES, LLC, a Wyoming limited liability company; MICHAEL ANDREW LOPERENA, an individual; LAUREN PILAR LEMAY, individual; JUSTIN LEE MATTAS, an</div>	<div>PASCO COUNTY</div> <div>individual; and JAMES M. MATTAS, III, an individual, and JOHN DOE and JANE DOE, Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE is given pursuant to the Uniform Final Judgment of Foreclosure entered on the 12th day of November, 2025 in Civil Action No. 2025-CA-001904CAAXES of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, in which LM2 INVESTMENT VENTURES, LLC, a Wyoming limited liability company; MICHAEL ANDREW LOPERENA, an individual; LAUREN PILAR LEMAY, individual; JUSTIN LEE MATTAS, an individual; and JAMES M. MATTAS, III, an individual, and JOHN DOE and JANE DOE, are the Defendant(s), the Clerk of the Court shall sell to the highest bidder for cash electronically online at the following website: <a href="#">www.pasco.realforeclose.com</a>, at <b>11:00 A.M., on the 17th day of December, 2025</b>, the following described real property set forth in the Uniform Final Judgment of Foreclosure:</div> <div>Tract 95 of the unrecorded plat of WESLEY CHAPEL ACRES, more particularly described as follows: Commencing at the SW corner of the NW ¼ of Section 6, Township 26 South, Range 20 East, Pasco County, Florida, run S. 00 deg. 01 min. 54 sec. W., 256.51 feet along the West boundary of said Section 6; thence run N. 41 deg. 46 min. 12 sec. E., 1039.55 feet; thence run N. 52 deg. 34 min. 57 sec. E., 1097.7 feet; thence run N. 54 deg. 36 min. 57 sec. E., 1384.61 feet; thence run N. 79 deg. 14 min. 33 sec. W., 133.38 feet for a POINT OF BEGINNING, thence continue N. 79 deg. 14 min. 33 sec. W., 133.37 feet, thence run N. 13 deg. 14 min. 06 sec. E., 343.42 feet; thence run S. 76 deg. 48 min. 19 sec. E., 133.37 feet; thence run S. 13 deg. 15 min. 22 sec. W., 337.52 feet to the POINT OF BEGINNING; SUBJECT TO an easement over and across the Southerly 25.0 feet for Deedra Drive. All lying and being in Pasco County, Florida.</div> <div>Property Address: 28439 Deedra Drive, Wesley Chapel, Florida 33544</div> <div>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.</div> <div>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.</div> <div>Dated this 13th day of November, 2025</div> <div>/s/ Helen M. Skala Helen M. Skala, Esq. F.B.N.: 93046 Brian E. Langford, Esq. F.B.N.: 056177 LANGFORD &amp; MYERS, P.A. 1715 West Cleveland Street Tampa, Florida 33606 Telephone: (813) 251-5533 Facsimile: (813) 251-1900 <a href="#">brian@langfordmyers.com</a> (primary) <a href="#">helen@langfordmyers.com</a> (primary) <a href="#">pam@langfordmyers.com</a> (secondary) Attorneys for Plaintiff 11/21-11/28/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No.: 2025CP001540CPAXES Division: Probate</div> <div>IN RE: ESTATE OF CATHERINE LOUISE DONOVAN Deceased</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: William Donovan 22577 E. Layton Circle Aurora, Colorado 80015 (Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>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</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO: 24-CP-1021</div> <div>IN RE: ESTATE OF ALFRED AUSTELL SWANN, IV, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of ALFRED AUSTELL SWANN, IV, deceased, whose date of death was July 21, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: /s/ Lisa A. Swann</div> <div>Attorneys for Personal Representative: /s/ Nina McGucken Alvarez Florida Bar No. 0063814 McGUCKEN ALVAREZ P.A. 1320 9th Avenue, Suite 210 Tampa, Florida 33605 (813) 248-3782 office@mcguckenalvarez.com 11/21-11/28/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO: 24-CP-00808</div> <div>IN RE: ESTATE OF RHONDA KAY PRESCOTT, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of RHONDA KAY PRESCOTT, deceased, whose date of death was October 26, 2023, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 21, 2025.</div> <div>Personal Representative: /s/ James Howard Prescott</div> <div>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</div> <div>-----</div> <div>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</div> <div>DANIELLE HANDERHAN, Petitioner, and CHRISTOPHER LEUEDEMANN, Respondent.</div> <div>NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD)</div> <div>TO: CHRISTOPHER LEUEDEMANN 7206 Ashwood Drive Port Richey, FL 33548 YOU ARE NOTIFIED that an action for</div>	<div>PASCO COUNTY</div> <div>PETITION FOR CHANGE OF NAME has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DANIELLE HANDERHAN, whose address is 7509 Como Drive, New Port Richey, FL 34655 (or via email upon counsel of Petitioner at the email designated for electronic service: qpottlaw@gmail.com), on or before 12/15/2025, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654 (West Pasco Judicial Center), before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>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.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address on record at the clerk's office.</div> <div>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.</div> <div>Dated November 12, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; Comptroller Deputy Clerk: Melanie Gray 11/14-12/5/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA00029CAAXES Division: B HIGHLAND OAKS TOWN HOME ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs. BELL HARBOR, LLC, a defunct Florida limited liability company, JOHN M. DALFINO, deceased, KRISTINE DALFINO, JARRYD DALFINO, AMANDA DALFINO, ADAM DALFINO, JOSEPH DALFINO, ANY AND ALL UNKNOWN HEIRS OF JOHN M. DALFINO, and ANY AND ALL UNKNOWN PARTIES, Defendant.</div> <div>NOTICE OF ACTION</div> <div>TO: Defendants, ANY AND ALL UNKNOWN HEIRS OF JOHN M. DALFINO, deceased, and ANY AND ALL UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, HIGHLAND OAKS TOWN HOME ASSOCIATION, INC, First Amended Complaint to Quiet Title to Real Property ("Complaint") filed in this action:</div> <div>YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco County, Florida:</div> <div>THE NORTH 220 FEET OF EAST ½ OF SOUTHWEST ¼ LYING EAST OF FT. KING ROAD AND NORTH 220 FEET OF WEST ½ OF SOUTHEAST ¼ OF SOUTHWEST ¼, ALL IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. LESS THOSE PARCELS DESCRIBED IN:</div> <div>1. OFFICIAL RECORDS BOOK 6394, PAGES 161 THROUGH 162, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>2. OFFICIAL RECORDS BOOK 6394, PAGES 83 THROUGH 84, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>3. OFFICIAL RECORDS BOOK 6394, PAGES 267 THROUGH 268, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>4. OFFICIAL RECORDS BOOK 6394, PAGES 113 THROUGH 114, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>5. OFFICIAL RECORDS BOOK 6409, PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>6. OFFICIAL RECORDS BOOK 6426, PAGES 1596 THROUGH 1597, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>7. OFFICIAL RECORDS BOOK 6457, PAGES 50 THROUGH 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>8. OFFICIAL RECORDS BOOK 6472, PAGES 1878 THROUGH 1879, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>9. OFFICIAL RECORDS BOOK 6468, PAGES 589 THROUGH 590, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>10. OFFICIAL RECORDS BOOK 6457, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>11. OFFICIAL RECORDS BOOK 6547, PAGES 1771 THROUGH 1772, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>12. OFFICIAL RECORDS BOOK 6620, PAGES 888 THROUGH 889, OF</div>	<div>PASCO COUNTY</div> <div>THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>13. OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>14. OFFICIAL RECORDS BOOK 6522, PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>15. OFFICIAL RECORDS BOOK 6696, PAGES 1781 THROUGH 1782, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>16. OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>17. OFFICIAL RECORDS BOOK 6743, PAGES 1398 THROUGH 1399, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>18. OFFICIAL RECORDS BOOK 6743, PAGES 1489 THROUGH 1490, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>19. OFFICIAL RECORDS BOOK 6820, PAGES 1385 THROUGH 1386, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>20. OFFICIAL RECORDS BOOK 6814, PAGES 1479 THROUGH 1480, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>21. OFFICIAL RECORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>22. OFFICIAL RECORDS BOOK 6806, PAGES 1954 THROUGH 1955, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>23. OFFICIAL RECORDS BOOK 6787, PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>24. OFFICIAL RECORDS BOOK 6814, PAGES 1508 THROUGH 1509, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>25. OFFICIAL RECORDS BOOK 6901, PAGES 522 THROUGH 523, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>26. OFFICIAL RECORDS BOOK 6901, PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>27. OFFICIAL RECORDS BOOK 6922, PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>28. OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>29. OFFICIAL RECORDS BOOK 6922, PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>30. OFFICIAL RECORDS BOOK 7024, PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>31. OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>32. OFFICIAL RECORDS BOOK 7101, PAGES 80 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>33. OFFICIAL RECORDS BOOK 7110, PAGES 976 THROUGH 977, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>34. OFFICIAL RECORDS BOOK 7110, PAGES 1245 THROUGH 1246, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>35. OFFICIAL RECORDS BOOK 7101, PAGES 200 THROUGH 201, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>36. OFFICIAL RECORDS BOOK 7291, PAGES 817 THROUGH 818, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>37. OFFICIAL RECORDS BOOK 7291, PAGES 850 THROUGH 851, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>38. OFFICIAL RECORDS BOOK 7291, PAGES 878 THROUGH 879, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>39. OFFICIAL RECORDS BOOK 7291, PAGES 1039 THROUGH 1040, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>40. OFFICIAL RECORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>41. OFFICIAL RECORDS BOOK 7375, PAGES 26 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>42. OFFICIAL RECORDS BOOK 7375, PAGES 394 THROUGH 395, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>43. OFFICIAL RECORDS BOOK 7375, PAGES 409 THROUGH 410, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>44. OFFICIAL RECORDS BOOK 7518, PAGES 1075 THROUGH 1076, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>45. OFFICIAL RECORDS BOOK 7533, PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>46. OFFICIAL RECORDS BOOK 7533, PAGES 343 THROUGH 344, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>47. OFFICIAL RECORDS BOOK 7533, PAGES 297 THROUGH 298, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;</div> <div>AND SUBJECT TO THOSE CERTAIN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT(S) DESCRIBED IN OFFICIAL RECORDS BOOK 7687, PAGES 1227 THROUGH 1228, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</div> <div>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</div>	<div>PASCO COUNTY</div> <div>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.</div> <div>Dated on November 6, 2025. By: /s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; 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</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No. 2025CA000297CAAXWS STEVEN D. DEGRACIA, Plaintiff, vs. BARBARA J. LANKARD, Defendant.</div> <div>PLAINTIFF'S NOTICE OF ACTION</div> <div>TO: BARBARA J. LANKARD:</div> <div>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:</div> <div>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.</div> <div>Property Appraiser's Parcels No. 12-25-16-0090-06200-0130 and 12-25-16-0090-06200-0140</div> <div>This action has been filed against you as a Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is: Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before December 15th, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.</div> <div>DATED November 6, 2025 By: /s/ Nikki Alvarez-Sowles Pasco County Clerk &amp; 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</div> <div>-----</div> <div>PINELLAS COUNTY</div> <div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 25-003887-FD</div> <div>ROMAN ALEXANDROVIEH DANILCHENKO Petitioner, and OLGA IGOREVNA SEMINENKO Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: OLGA IGOREVNA SEMINENKO Last known address: Yantarnaya Street 3 Saratov Novogu Selskiy City Saratov Novogu Selskiy City Saratov Russia</div> <div>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, 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.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: None</div> <div>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.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div> <div>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.</div> <div>Dated 11/14/2025 Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk 11/28-12/19/25LG 4T</div> <div>-----</div> <div>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, vs. 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</div>	<div>PINELLAS COUNTY</div> <div>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-CI, of the Circuit Court of the 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 A.M. on the 14th day of January, 2026, 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 A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days 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 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 Liana R. Hall Bar No. 73813 Submitted by: Miller, George &amp; 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 11080-1025266</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY PROBATE DIVISION Case No. 25-009425-ES</div> <div>IN RE: ESTATE OF DENNIS G. PHILLIPS, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of DENNIS G. PHILLIPS, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is November 28, 2025.</div> <div>Personal Representative: National Advisors Trust Company By: Jerie Glass Vice President</div> <div>Attorney for Personal Representative: /s/ Caitlin M. Powell Caitlin M. Powell, Esq./FBN 118385 JOHNSON, POPE, BOKOR, RUPPEL &amp; BURNS, LLP 311 Park Place Blvd., Ste. 300 Clearwater, Florida 33759 Telephone: (727) 461-1818 Primary E-mail: CaitlinP@jpfirm.com Secondary E-mail: JessicaL@jpfirm.com Secondary E-mail: AngelaM@jpfirm.com Attorneys for Personal Representative 11/28-12/5/25LG 2T</div> <div>-----</div> <div>(Continued on next page)</div>



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>PINELLAS COUNTY</b>  Notice is hereby given that the South-west 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 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 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 Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at <a href="http://www.watermatters.org">www.watermatters.org</a>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. <div>11/28/25LG 1T</div><div>-----</div><div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 25-004622-CI  FREEDOM MORTGAGE CORPORATION Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID A. HENRICH, ET AL., Defendant(s).  <b>NOTICE OF ACTION</b> TO: Unknown Heirs, Beneficiaries, Deviseses, 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, FL 33761 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 PINELLAS COUNTY, FLORIDA.  has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE &amp; SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.  If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. 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 services.  WITNESS my hand and the seal of this Court this 17th day of November, 2025. Ken Burke Clerk of the Circuit Court &amp; Comptroller By: s/ Thomas Smith As Deputy Clerk Miller, George &amp; Suggs, PLLC <div>11/28-12/5/25LG 2T</div><div>-----</div><div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b>  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:  <b>HCAI SYSTEMS</b> Owner: Brenda Griffith 3905 Tampa Rd, Unit 234 Oldsmar, FL 34677 <div>11/28/25LG 1T</div><div>-----</div><div><b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b>  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:  <b>TWG RECORDS</b> Owner: The W Group - Artists and Entertainment LLC 7901 4th Street N Suite 300 St. Petersburg, FL 33702 <div>11/28/25LG 1T</div><div>-----</div></div></div></div></div>	<div><b>PINELLAS COUNTY</b>  <b>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</b>  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:  <b>TWG RECORDS</b> Owner: The W Group - Artists and Entertainment LLC 7901 4th Street N Suite 300 St. Petersburg, FL 33702 <div>11/28/25LG 1T</div><div>-----</div><div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> FAMILY LAW DIVISION Case No.: 2025-DR-004590  ZIQUEAHRI SWAIN Petitioner/Father, and BRITTANY SCOTT Respondent/Mother.  <b>NOTICE OF ACTION FOR FAMILY CASES WITH MINOR CHILD(REN)</b> 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 Petitioner, ZIQUEAHRI SWAIN, whose address is The Sherer Law Firm, 10150 Highland Manor Drive, Tampa, FL 33610, on or before December 11, 2025 and file the original 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 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.  <b>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.</b>  Dated 11/19/2025 Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk <div>11/28-12/19/25 4T</div><div>-----</div><div><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-009790ES  IN RE: ESTATE OF FRANK ALBERT BARESSI Deceased  <b>NOTICE TO CREDITORS</b>  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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER 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 <a href="mailto:DBA@GendersAlvarez.com">DBA@GendersAlvarez.com</a> Anthony F. Diecidue, Esq. - FBN: 146528 <a href="mailto:AED@GendersAlvarez.com">AED@GendersAlvarez.com</a> Whitney C. Miranda, Esq. - FBN: 65928 <a href="mailto:WCM@GendersAlvarez.com">WCM@GendersAlvarez.com</a> 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: <a href="mailto:GADeservice@GendersAlvarez.com">GADeservice@GendersAlvarez.com</a> <div>11/28-12/5/25LG 2T</div><div>-----</div><div><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No.: 25-009298-ES Division: 004  IN RE: ESTATE OF ROBERT E. SMITH Deceased.  <b>NOTICE TO CREDITORS</b>  The administration of the estate of ROBERT 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 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.  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) 870-0500 Fax: (813) 873-0500 Email: <a href="mailto:mchavernay@accidentsareus.com">mchavernay@accidentsareus.com</a> Florida Bar No. 143138 <div>11/28-12/5/25LG 2T</div><div>-----</div><div><b>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</b> FAMILY DIVISION Case No.: 25-7082-FD  OLIVIA SEVIGNY, Petitioner, and NOAH SEVIGNY, Respondent.  <b>2ND NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: NOAH SEVIGNY Last known address: 10265 Gandy Blvd Apt 906, St. Petersburg, FL 33702  YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OLIVIA SEVIGNY, whose address is 10265 Gandy Blvd Apt 906, St. Petersburg, FL 33702, on or before 01/03/2026, and file the original with the clerk of this Court at 545 1st Avenue North, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the Petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: None  <b>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.</b>  <b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</b>  Dated November 19, 2025 Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12) <div>11/21-12/12/25LG 4T</div><div>-----</div><div><b>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO: 25-008483-CO  PINEBROOK TOWNE HOUSE ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ALLAN STONE and UNKNOWN TENANT, Defendants.  <b>AMENDED NOTICE OF ACTION</b> STATE OF FLORIDA TO: ALLAN STONE, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.  YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida: Lot 49, less the North 1.46 feet thereof together with the North 0.92 feet of Lot 48, Building 7, Unit 7, of PINE BROOK ESTATES PHASE TWO, UNIT 4, according to the map or plat thereof as recorded, in Plat Book 92, Pages 3 and 4 of the Public Records of Pinellas County, Florida.  has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:  SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.  In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.  DATED on this 19th day of November, 2025.  Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk <div>11/21-11/28/25LG 2T</div><div>-----</div><div><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b>  In re the Marriage of: KRYSTA GRIER, Petitioner, and SERGIO AUGUSTO PEREZ, Respondent.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: SERGIO AUGUSTO PEREZ Last address: Unknown  YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Krysta Grier, through undersigned counsel, Pinellas Family Lawyer, PLLC, whose address is 1700 McMullen Booth Road, Suite C1, Clearwater, FL 33759, on or before December 19, 2025, and to file the original with the Clerk of the Circuit Court for Pinellas County, Florida, 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the Petition.</b>  The action seeks only the dissolution of the marriage between the parties. No property division, financial relief, or child-related relief is requested.  <b>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.</b>  <b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</b>  <b>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.</b>  Dated November 19, 2025 Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12) <div>11/21-12/12/25LG 4T</div><div>-----</div><div><b>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO: 25-008483-CO  PINEBROOK TOWNE HOUSE ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ALLAN STONE and UNKNOWN TENANT, Defendants.  <b>AMENDED NOTICE OF ACTION</b> STATE OF FLORIDA TO: ALLAN STONE, and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.  YOU ARE NOTIFIED that an action to foreclose a Claim of Lien on the following property in Pinellas County, Florida: Lot 49, less the North 1.46 feet thereof together with the North 0.92 feet of Lot 48, Building 7, Unit 7, of PINE BROOK ESTATES PHASE TWO, UNIT 4, according to the map or plat thereof as recorded, in Plat Book 92, Pages 3 and 4 of the Public Records of Pinellas County, Florida.  has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on:  SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.  In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.  DATED on this 19th day of November, 2025.  Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk <div>11/21-11/28/25LG 2T</div><div>-----</div><div><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b>  File No. 25-006224-ES Section 3  IN RE: ESTATE OF CAROLZENA SNOW, Deceased.  <b>NOTICE OF ACTION FOR SUMMARY ADMINISTRATION</b> TO: ALL BENEFICIARIES WHO WOULD BE ENTITLED IF THERE WAS NO WILL, NATHANIEL WRIGHT, JR, AND BRIAN JOSEPH WILLIAM. Addresses Unknown  YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Carolzena Snow where you are named as a beneficiary.  You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC c/o Justin T. Moonray, Esq. 1032 E Brandon Blvd #9933 Brandon, Florida 33511  on or before December 19th, 2025, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue N., Room 402 St. Petersburg, FL 33701, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.  WITNESS my hand and seal of this Court on November 19th, 2025.  Ken Burke Clerk of the Circuit Court &amp; Comptroller By: s/ Aema T. As Deputy Clerk <div>11/21-12/12/25LG 4T</div><div>-----</div><div><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</b> Case No.: 25-6552-FD  VALENTINA DEREIX RUIZ Petitioner, and JHOAN GUILLERMO DUQUE OVIEDO Respondent.  <b>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</b> TO: JHOAN GUILLERMO DUQUE OVIEDO Last known address: 13151 S Belcher Rd, Largo, FL 33773  YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on VALENTINA DEREIX RUIZ, whose address is 13151 S Belcher Rd, Largo, FL 33773, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. <b>If you fail to do so, a default may be entered against you for the relief demanded in the petition.</b>  The action is asking the court to decide how the following real or personal property should be divided: None  <b>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.</b>  <b>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</b>  <b>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.</b>  Dated November 18, 2025 Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk <div>11/21-12/12/25LG 4T</div><div>-----</div><div><b>NOTICE OF PUBLIC SALE</b>  The following personal property of Richard Harmon at 10517 First St. N.E., #221 St. Petersburg, Florida 33716 will, on December 9, 2025 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at the Gateway MHP office, 10100 Gandy Blvd. No., St. Petersburg, Florida 33716.  YEAR/MODEL 1966/CORD VIN# 3358 Title# 0002572232  Additional personal property <u>unknown</u>  Prepared by: MARK C. PAYNE, Esq. Agent for Gateway MHP P.O. Box 1061, Tampa, Florida 33601-1061 Telephone: 813-223-6882 <div>11/21-11/28/25LG 2T</div><div>-----</div><div><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File Number 25-008309-ES  IN RE: ESTATE OF ANTONIA SORRENTINO also known as ANTOINETTE SORRENTINO, Deceased  <b>NOTICE TO CREDITORS</b>  The administration of the estate of ANTONIA SORRENTINO also known as ANTOINETTE SORRENTINO, deceased, whose date of death was August 1, 2025, is pending in the circuit court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death  (Continued on next page)</div></div></div></div></div></div></div></div></div></div></div></div>			



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<p><b><u>PINELLAS COUNTY</u></b></p> <p>by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.3311. The written demand must be filed with the clerk.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is November 21, 2025.</p> <p>Personal Representative: Patrick Sorrentino 12253 Grizzly Lane New Port Richey, FL 34654</p> <p>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</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY</b></p> <p>To: MICHAEL A. MITCHELL Case No.: CD202510659/D 3203022</p> <p>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.</p> <p>11/21-12/12/25LG 4T</p> <p>-----</p> <p><b>IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 21-11825-GD Section 004</p> <p>IN RE: GUARDIANSHIP OF MICHAEL PASSAFIUME, an incapacitated person.</p> <p><b>NOTICE OF PETITION FOR DISCHARGE</b></p> <p>YOU ARE HEREBY NOTIFIED THAT A Final Report, Accounting and a Petition for Discharge has been filed in Pinellas County Probate Court, 315 Court Street, Clearwater, FL 33756, case number 21-11825-GD by Christopher Passafiume, Jason Passafiume, and Brian Passafiume, as guardians of the person and property of Michael Passafiume (the Ward). The Ward's domicile has changed and Christopher Passafiume, Jason Passafiume, and Brian Passafiume were appointed guardians in Floyd County, IN where the jurisdiction will be transferred. The attorney for the foreign jurisdiction is Bruce A. Brightwell, 713 E. Market Street, Louisville, KY 40202. The guardians filed for discharge on November 14, 2025. Any objections shall be in writing and shall state with particularity each item to which the objection is directed and the grounds on which the objection is based, objections shall be filed within the later of 30 days from the first date of publication; and within 90days after filing, a notice of hearing shall be served or the objection is abandoned.</p> <p>First date of Publication: 11/21/25</p> <p>Limited Co-Guardians: Christopher Passafiume 717 W. Melrose St. #1 Chicago, Florida 60657 Jason Passafiume 2204 Miami Trail West Lafayette, Indiana 47906 Brian Passafiume 2705 Dean Avenue Raleigh, North Carolina 27616</p> <p>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</p> <p>11/21-12/12/25LG 4T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-009609-ES</p> <p>IN RE: ESTATE OF WILLIAM ROY DAUM a/k/a WILLIAM DAUM, Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>The administration of the Estate of William Roy Daum a/k/a William Daum, deceased, whose date of death was July 13, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative</p>	<p><b><u>PINELLAS COUNTY</u></b></p> <p>tative and the Personal Representative's Attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is November 21, 2025.</p> <p>Personal Representative: Candace Walter 231 Alben Street Alton, Illinois 62002</p> <p>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</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION REF: 25-010185-ES</p> <p>IN RE: ESTATE OF CHRISTOPHER JAMES O'GRADY, Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>The administration of the estate of CHRISTOPHER JAMES O'GRADY, deceased, whose date of death was August 12, 2025 and whose social security number is xxx-xx-9676 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>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.</p> <p>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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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.</p> <p>The date of first publication of this notice is November 21, 2025.</p> <p>Personal Representative: /s/ JAMES W. O'GRADY, JR. 12454 Grainwood Way San Diego, CA 92131</p> <p>Attorney for Personal Representative: /s/ DANIELLE L. VAUGHN, ESQ., BCS, LLM Florida Bar Number: 89414 Email: dv@dvaughnllaw.com ALLISON N. COURI, ESQ Florida Bar Number: 1040251 Email: acouri@dvaughnllaw.com Vaughn Law, PLLC 350 Corey Avenue St. Pete Beach, FL 33706 Telephone: (727) 223-6080 Facsimile: (727) 645-4226 Secondary Email: greta@dvaughnllaw.com</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</b> CIVIL DIVISION Case No.: 25-005514-CI</p> <p>B. GRIFFITH ROOFING, INC., a Florida corporation, Plaintiff,</p> <p>v.</p> <p>DOLORES P. GIVENS, an individual, Defendant.</p> <p><b>NOTICE OF ACTION</b></p> <p>TO: DOLORES P. GIVENS 4642 Neptune Dr., SE St. Petersburg, FL 33705</p> <p>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:</p> <p>Legal Description: LEWIS ISLAND SEC 5 BLK 58, LOT 7</p>	<p><b><u>PINELLAS COUNTY</u></b></p> <p>Location: 4642 Neptune Dr. SE, St. Petersburg, FL 33705</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Jacqueline J. Brown, Esq., Marlowe McNabb Machnik, P.A., the plaintiff's attorney, whose address is 14928 Casey Rd., Tampa, FL 33624, within thirty (30) days after the first date of publication, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator at 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED on 11/14/2025</p> <p>Ken Burke Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165</p> <p>By: /s/ Thomas Smith As Deputy Clerk</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA</b> Case No.: 25-007265-CO</p> <p>PELICAN ISLE TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,</p> <p>v.</p> <p>DEBBIE L. RADSICK, Defendant.</p> <p><b>NOTICE OF ACTION</b></p> <p>TO: DEBBIE L. RADSICK 1109 Pinellas Bayway S., #306 Tierra Verde, FL 33715</p> <p>All parties having or claiming to have any right, title or interest in the property herein described.</p> <p>YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for Homeowner Association Assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Lot 20, PELICAN ISLE TOWNHOMES, according to the Plat thereof, as recorded in Plat Book 114, at Page 63, of the Public Records of Pinellas County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison J. Brandt, Esquire of Brandt Law, P.A., Plaintiff's attorney, whose address is P.O. Box 136, Lithia Florida 33547 within 30 days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>WITNESS my hand and seal of this Court on this 12th day of November, 2025.</p> <p>Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165</p> <p>By: /s/ Stevie Ayars Deputy Clerk</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, STATE OF FLORIDA</b> Case No.: 25-007278-CO</p> <p>NEIGHBORHOOD H HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,</p> <p>v.</p> <p>JOHN A. ZWACK, Defendant.</p> <p><b>NOTICE OF ACTION</b></p> <p>TO: JOHN A. ZWACK 5040 White Pine Cir. NE St. Petersburg, FL 33703</p> <p>All parties having or claiming to have any right, title or interest in the property herein described.</p> <p>YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for Homeowner Association Assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Lot 14, Block 1, Placido Bayou Unit 7, according to the map or plat thereof, as recorded in Plat Book 106, at Pages 9-12, inclusive, of the Public Records of Pinellas County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Allison J. Brandt, Esquire of Brandt Law, P.A., Plaintiff's attorney, whose address is P.O. Box 136, Lithia, Florida 33547 within 30 days after the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>WITNESS my hand and seal of this Court on this 12th day of November, 2025.</p> <p>Ken Burke Clerk of the Circuit Court &amp; Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165</p> <p>By: /s/ Stevie Ayars Deputy Clerk</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> Division 4 File No. 25-008670-ES</p> <p>IN RE: ESTATE OF DOMINIC DESTEFANO, SR.</p>	<p><b><u>PINELLAS COUNTY</u></b></p> <p>Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>The administration of the estate of Dominic Destefano, Sr., deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is November 21, 2025.</p> <p>Personal Representative: /s/ Gina Destefano Gina Destefano 1917 Bay Ridge Parkway Brooklyn, New York 11204</p> <p>Attorney for Personal Representative: /s/ Leighton J. Hyde Leighton J. Hyde, Esq. Email Addresses: lhyde@hydelawoffice.com, leightonjhyde@gmail.com Florida Bar No. 106018 The Law Office of Leighton J. Hyde, P.A. 14016 Spector Road Lithia, Florida 33547 Telephone: (813) 870-9555</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-010041-ES Division 003</p> <p>IN RE: ESTATE OF SZE CHEUNG HO, Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>The administration of the estate of Sze Cheung Ho, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is November 21, 2025.</p> <p>Co-Personal Representatives: Adrian Ho 1580 Camelford Road Mississauga, ON, Canada L5J 3E1 Vincent Ho 23 Baycrest Drive Barrie, ON, Canada L4M 7C7</p> <p>Attorney for Co-Personal Representatives: Nicholas J. Grimaudo Florida Bar No. 0071893 JOHNSON, POPE, BOKOR, RUPPEL &amp; BURNS, LLP 311 Park Place Boulevard, Suite 300 Clearwater, Florida 33759 Telephone: (727) 461-1818 E-mail address: nicholasg@jpfirm.com Secondary e-mail address: kimh@jpfirm.com</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 25-008727-ES</p>	<p><b><u>PINELLAS COUNTY</u></b></p> <p>IN RE: ESTATE OF ROSE DIMASI Deceased.</p> <p><b>NOTICE TO CREDITORS</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is November 21, 2025.</p> <p>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</p> <p>Attorney for Personal Representatives: /s/ Katie Everlove-Stone Attorney Florida Bar Number: 30271 5328 Central Avenue St. Petersburg, FL 33707 Telephone: (727) 471-0675 Fax: (866) 326-7610 E-Mail: katie@everlovelegal.com</p> <p>11/21-11/28/25LG 2T</p> <p>-----</p> <p><b>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</b> PROBATE DIVISION File No. 23-011602-ES</p> <p>IN RE: ESTATE OF CRAIG F. DEVONSHIRE Deceased.</p> <p><b>NOTICE OF ACTION (formal notice by publication)</b></p> <p>TO: JULIE DEVONSHIRE and Any and All Heirs of the Estate of Craig F. Devonshire</p> <p>YOU ARE NOTIFIED that a PETITION FOR APPROVAL OF CONFIDENTIAL SETTLEMENTS AND ALLOCATION has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ 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 immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</p> <p>Signed on November 6th, 2025.</p> <p>Ken Burke Clerk of the Circuit Court &amp; 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</p> <p>-----</p> <p><b>IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF BONNER</b> Case No. CV09-25-1205 NORTH IDAHO FLOOD AND FIRE, LLC, an Idaho limited liability company, Plaintiff,</p> <p>vs.</p> <p>ROBERT SHAIN KRAEMER and TAMA CHANTE KRAEMER, husband and wife, Defendants.</p> <p><b>SUMMONS FOR PUBLICATION</b></p> <p>TO: ROBERT SHAIN KRAEMER and TAMA CHANTE KRAEMER, husband and wife,</p> <p>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.</p> <p>The nature of the claim against you is breach of contract.</p> <p>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 &amp; Finney, P.A., Old Power House Building, 120 East Lake Street, Suite 317, Sandpoint, Idaho 83864, telephone number (208) 263-7712.</p> <p>A copy of the Summons and Complaint</p> <p>(Continued on next page)</p>







## POLK COUNTY

**POLK COUNTY**

## SARASOTA COUNTY

# SARASOTA COUNTY

## **SARASOTA COUNTY**

## SARASOTA COUNTY



LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><b>SARASOTA COUNTY</b> 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 <div>11/21-11/28/25LG 2T</div><div>-----</div><b>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA</b> CIVIL DIVISION CASE NO.: 2025 CA 004893 NC  FREEDOM MORTGAGE CORPORATION Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NICHOLAS CONN A/K/A NICHOLAS ARTHUR CONN, ET AL., Defendant(s).  <b>NOTICE OF ACTION</b> TO: Unknown Heirs, Beneficiaries, De-</div>	<div><b>SARASOTA COUNTY</b> 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 <div>11/21-11/28/25LG 2T</div><div>-----</div><b>IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA</b> PROBATE DIVISION File No. 2025 CP 005093 NC  IN RE: ESTATE OF</div>	<div><b>SARASOTA COUNTY</b> All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is November 21, 2025.  Personal Representative: 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 <div>11/21-11/28/25LG 2T</div><div>-----</div></div>	<div><b>SARASOTA COUNTY</b></div>	<div><b>SARASOTA COUNTY</b></div>

## HILLSBOROUGH TRANSIT AUTHORITY (HART)

The Hillsborough Transit Authority (HART) will be accept- ing 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](mailto: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](mailto:drjefflangmaid@mac.com) or [jeff@mvmt.health](mailto: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 Dis- trict 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, dis- trict offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceed- ings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, con- struction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to pro- ceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sec- tions 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2025). The specific laws implemented in the Amended and Re- stated Rules of Procedure include, but are not limited to, Sec- tions 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 Proce- dure 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](mailto:edailey@halifax-solutions.com)); Ph.: 813-575-1955 or email at [edailey@halifax-solutions.com](mailto:edailey@halifax-solutions.com).

Any person who wishes to provide the District with a propos- al 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- ager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional no- tice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such per- son 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](mailto: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](mailto: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](mailto:jon.stebick@preferredmaterials.com)) should you have any further questions. Thank you!

11/28/25LG 1T



Hillsborough  
County Florida

## 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.

Habrà 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 cubrirà 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



(Continued on next page)



