

CITRUS COUNTY

IN THE CIRCUIT COURT FOR
CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000837 A

IN RE: ESTATE OF
BRENDA JOYCE JACKSON
Deceased.

NOTICE TO CREDITORS

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

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

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

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

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

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

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

Personal Representative:

Stefanie Marie Little
11 Squires Gate, Unit D
Poughkeepsie, New York 12603

Attorney for Personal Representative:

/s/ Jacqueline A. Wong
Jacqueline A. Wong, Esq.
Attorney
Florida Bar Number: 1018248
THE ESTATE PLAN
2625 Ponce De Leon Blvd, Suite 280
Coral Gables, Florida 33134
Telephone: (305) 665-8888
Fax: (305) 665-3939
E-Mail: jwong@tepfll.com
Secondary E-Mail: thefirm@tepfll.com

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

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

PNC Bank, National Association
Plaintiff,

vs.
Stanford Dean Kirkland, et al.
Defendants. Case No.: 2024 CA 000568 A
Division: Civil
Judge Kristie M. Healis

PUBLISH 2 CONSECUTIVE WEEKS NOTICE OF ACTION

To:
KIMBERLY ANN SMITH
2689 WEST GARDENIA DRIVE
CITRUS SPRINGS, FL 34434
UNITED STATES OF AMERICA
and all parties claiming interest by, through, under or against Defendant(s) KIMBERLY ANN SMITH, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Citrus County, Florida:

Lot 9, Block 422, Citrus Springs Unit 4, according to the plat thereof recorded in Plat Book 5, Pages 133 through 152, inclusive, public records of Citrus County, Florida.

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

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

has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court on the 14 day of October, 2025.

Traci Perry
CLERK OF THE CIRCUIT COURT
CITRUS COUNTY, FLORIDA

By: /s/ Dawn M. Peacock
Deputy Clerk

NOTICE TO PERSONS WITH DISABILITIES

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator at the Office of the Trial Court Administrator, Citrus County Courthouse,

CITRUS COUNTY

110 North Apopka Avenue, Inverness, FL, 34450, Phone: (352) 341-6700, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice-impaired, call 711.
FOR PUBLICATION - RETURN TO COPY:
THE MANLEY LAW FIRM LLC
11080-1023423

IN THE CIRCUIT COURT FOR
CITRUS COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2025-CP-000803-A

IN RE: ESTATE OF
BRYAN D. LEWIS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BRYAN D. LEWIS, deceased, whose date of death was April 30, 2025; is pending in the Circuit Court for CITRUS County, Florida, Probate Division; File Number 2025-CP-000803-A; the address of which is 1540 N Meadowcrest Blvd, Crystal River, FL 34428. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:

Veronica F. Lewis
1272 Flintlock Drive
Daytona Beach, FL 32119

Attorney for Personal Representative:

Gregory A. Kaiser, Esquire
FBN 47376 - greg@wtpelf.com
Attorney for Veronica F. Lewis, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, FL 34240
Telephone (941) 914-9145
Fax (941) 914-9514

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR
CITRUS COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000887 A

IN RE: ESTATE OF
DAVID EDWARD TAUBE
a/k/a DAVID TAUBE,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of David Edward Taube a/k/a David Taube, deceased, whose date of death was July 22, 2025, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N. Apopka Avenue, Inverness, Florida 34450. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All creditors of the Decedent and other 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 October 31, 2025.

Personal Representative:

Lawrence Kiepert
1814 E. Bismark Street
Hernando, Florida 34442

Attorney for Personal Representative:

Ashly Mae Guernacini, 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

10/31-11/7/25LG 2T

CITRUS COUNTY

IN THE CIRCUIT COURT FOR THE
FIFTH JUDICIAL CIRCUIT IN AND FOR
CITRUS COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2025-CA-000492

CHRISTOPHER PETYS,
As Personal Representative of the
ESTATE OF MARIA PETYS,
Plaintiff,
v.

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

NOTICE OF ACTION

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

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

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

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

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

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

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

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

DATED at Citrus County, Florida this 6th day of October, 2025.

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

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

IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND FOR
CITRUS COUNTY, FLORIDA
CASE NO.: 2025 CA 000519 A

TDP-FL LLC,

Plaintiff,

v.

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

NOTICE OF ACTION

TO: ESTATE OF STANLEY SKOVRON
ADDRESS UNKNOWN

UNKNOWN HEIRS OF
STANLEY SKOVRON
ADDRESS UNKNOWN

ESTATE OF MARY SKOVRON
ADDRESS UNKNOWN

UNKNOWN HEIRS OF
MARY SKOVRON
ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action to quiet title on the following property in Citrus County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CITRUS COUNTY, FLORIDA, TO WIT:

APN 17E18527-280B0-0310

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

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

DATED this 24th day of September, 2025.

Citrus County Clerk of the Circuit Court

By: s/ Amy Holmes
As Deputy Clerk

C.W. Wickersham, Jr., P.A.

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

**CITRUS COUNTY
HERNANDO COUNTY**

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25000659CAAXMX
NATIONSTAR MORTGAGE LLC
PLAINTIFF,
VS.

CHERYL K. LYNCH-CARRUTH A/K/A
CHERYL LYNCH-CARRUTH A/K/A
CHERYL LYNCH CARRUTH A/K/A
CHERYL CARRUTH F/K/A CHERYL
BOCK, ET AL.,
DEFENDANT(S).

NOTICE OF ACTION
TO: Cheryl K. Lynch-Carruth

Last Known Address: 8157 Fortune
Hunter Drive, Brooksville, FL 34613
Current Residence: UNKNOWN

TO: Cheryl K. Lynch-Carruth
Last Known Address: 8163 NW 68TH Ave,
Tamarac, FL 33321

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

LOT 1, BLOCK 76, BROOKRIDGE
COMMUNITY, UNIT 4, AS PER PLAT
THEREOF RECORDED IN PLAT BOOK
16, PAGES 14 - 21, PUBLIC RECORDS
OF HERNANDO COUNTY, FLORIDA.

TOGETHER WITH 2017 MERI DOUBLE
WIDE MOBILE HOME IDENTIFIED
BY VIN # FLHML2F164829420A &
FLHML2F164829420B

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on MILLER,
GEORGE & SUGGS, PLLC, Attorney
for Plaintiff, whose address is 210 N.
University Drive, Suite 900, Coral Springs,
FL 33071, on or before December 1,
2025, within or before a date at least thirty
(30) days after the first publication of this
Notice in the La Gaceta Publishing, Inc,
3210 E. 7th Ave, Tampa, FL 33605 and
file the original with the Clerk of this Court
either before service on Plaintiff's attorney
or immediately thereafter; otherwise a
default will be entered against you for the
relief demanded in the complaint

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

WITNESS my hand and the seal of this
Court this 20th day of October, 2025.

DOUG CHORVAT, JR.
As Clerk of Court

By: /s/ Sonya Sanders
As Deputy Clerk

Publish: La Gaceta Publishing, Inc, 3210
E. 7th Ave, Tampa, FL 33605
11080-1023349

IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL CIRCUIT IN AND FOR
HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 25-CP-001086

IN RE: ESTATE OF
BRUCE W WADE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Bruce
W. Wade, deceased, whose date of death
was March 30, 2025, is pending in the
Circuit Court for Hernando County, Florida,
Probate Division, the address of which is 20
N. Main Street, Brooksville, Florida 34601.
The names and addresses of the personal
representative and the personal representative's
attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Cole Wade
1412 Via Del Mar
Niskayuna, NY 12309

Attorney for Personal Representative:
Marley Dodd, Esq.
Florida Bar No. 1058457
Brice Zoeklein, Esq.
Florida Bar No. 0085615
Zoeklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoekleinlawpa.com
brice@zoekleinlawpa.com
eservice4@zoekleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

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

IN THE CIRCUIT COURT FOR
HERNANDO COUNTY, FLORIDA

HERNANDO COUNTY

PROBATE DIVISION
File No. 25001143CPAXMX

IN RE: ESTATE OF
MARY ANN QUINN
Deceased.

**NOTICE OF ACTION
(formal notice by publication)**

TO: JOEY JOHN QUINN AND ANY AND
ALL HEIRS OF MARY ANN QUINN,
Deceased

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

Signed on October 20, 2025.

Doug Chorvat, Jr.
As Clerk of the Court

By: s/ Illegible
As Deputy Clerk

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

IN THE CIRCUIT COURT FOR
HERNANDO COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000951CPAXMX

IN RE: ESTATE OF
MICAH MORGAN MAXWELL
Deceased.

NOTICE TO CREDITORS

The administration of the estate of
MICAH MORGAN MAXWELL, deceased,
whose date of death was January 27,
2024; File Number 25000951CPAXMX, is
pending in the Circuit Court for Hernando
County, Florida, Probate Division, the
address of which is 20 North Main Street,
Brooksville, FL 34601. The names and
addresses of the personal representative
and the personal representative's attorney
are set forth below.

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

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

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

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

The date of first publication of this notice
is October 31, 2025.

Personal Representative:

VALARIE J. GRIM
701 S. Howard Ave., Suite 106339
Tampa, FL 33606

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

HILLSBOROUGH COUNTY

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

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

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

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

Personal Representative:
/s/ Helene Marks
14020 Shady Shores Drive
Tampa, Florida 33613

Attorney for Personal Representative:
/s/ L. Tyler Yonge, Attorney
Florida Bar Number: 98179
DRUMMOND WEHLE YONGE LLP
6987 East Fowler Avenue
Tampa, Florida 33617
Telephone: (813) 983-8000
Fax: (813) 983-8001
E-Mail: tyler@dwyfirm.com
Secondary E-Mail: amy@dwyfirm.com

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-030695

CHEVAL PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

IJK VENTURES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
Defendants.

NOTICE OF ACTION

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

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

Unit 18726, CHEVAL TENNIS VILLAGE CONDOMINIUM II, a condominium, together with the undivided share in the common elements, according to the Declaration of Condominium recorded in Official Records Book 5706, page 1547, and as amended from time to time, and in condominium Plat Book 12, Page 57, of the Public Records of Hillsborough County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/8/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 31, 2025.

Victor D. Crist
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: s/ Patricia Corbin
Deputy Clerk

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

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

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

CASE NO: COD-25-0002482

NAME OF VIOLATOR: 4805 WESTSHORE PLACE
LOCATION OF VIOLATION: 4805 W LAUREL ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: ELEANOR VILLAS LOT 18 AND EAST 35 FT OF LOT 31 AND ALL OF LOTS 32 33 AND 34
FOLIO: 112175.0000

CASE NO: COD-25-0003057

NAME OF VIOLATOR: FEELS LIKE HOME RENTALS INC
LOCATION OF VIOLATION: 6007 N CENTRAL AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: OSCEOLA LOT 17
FOLIO: 163713.0000

CASE NO: COD-25-0003158

NAME OF VIOLATOR: OFF MARKET TEAM LLC
LOCATION OF VIOLATION: 3421 E NORTH BAY ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MONTANA CITY LOT 2 BLOCK 10 TOGETHER WITH FOLLOWING BEG AT NW COR OF BLOCK 17 RUN S 50 FT E 100 FT N 50 FT W 100 FT TO POB
FOLIO: 156257.0000

CASE NO: COD-25-0003173

NAME OF VIOLATOR: MALDONADO TERESA
LOCATION OF VIOLATION: 1602 N GOMEZ AVE, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: MAC FARLANE'S AND HERMANN'S ADDITION TO WEST TAMPA LOTS 15 AND 16 BLOCK 3
FOLIO: 180655.0000

CASE NO: COD-25-0003179

NAME OF VIOLATOR: CANDIDO LIRA MELO
LOCATION OF VIOLATION: 8506 N 9TH ST, TAMPA, FL
CODE SECTIONS: 5-105.1
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 14 AND N 25 FT OF LOT 15 AND E 1/2 OF CLOSED ALLEY ABUTTING THEREON BLOCK 7
FOLIO: 146251.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

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

HILLSBOROUGH COUNTY

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

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

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

CIVIL DIVISION

CASE NO.: 24-CA-010423

DIVISION: C

MARISEL CRUZ,
Plaintiff,

v.

CARLOS RUBEN GUZMAN,
Defendant.

NOTICE OF ACTION

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

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

Legal Description:

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

Property Address:

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003727

Division W

IN RE: ESTATE OF
BRIAN L. PINKER, A/K/A
BRIAN LANCE PINKER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Brian L. Pinker, a/k/a Brian Lance Pinker, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court

HILLSBOROUGH COUNTY

for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative'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 7, 2025.

Personal Representative:
Virginia E. Pinker
15005 Dead River Road
Thonotosassa, Florida 33592

Attorney for Personal Representative:

Harvey Schonbrun, Esquire
Attorney
Florida Bar Number: 149062
P.O. Box 20587
Tampa, Florida 33622-0587
Telephone: (813) 229-0664
Fax: (813) 228-9471
E-Mail: harvey@schonbrun.com
Secondary E-Mail: amber@schonbrun.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-002077

Division U

IN RE: ESTATE OF
KATHRYN E. LANE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of KATHRYN E. LANE, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

HILLSBOROUGH COUNTY

AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:

/s/ John D. Davis
John D. Davis
6352 Bridgecrest Dr.
Lithia, Florida 33547

Attorney for Personal Representative:

/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste 254
Brandon, Florida 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-2192

Division A

IN RE: ESTATE OF
WILNA MARIE CARLSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILNA MARIE CARLSON, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

HILLSBOROUGH COUNTY

Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative:

/s/ Kris Carlson
Kris Carlson
1402 Shadow Creek Pl.
Brandon, Florida 33510

Attorney for Personal Representative:

/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Attorney
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste 254
Brandon, Florida 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

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

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

PROBATE DIVISION

Case: 25-CP-003186

IN RE: ESTATE OF
FRANCISCO E. RAMONES MENDOZA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Francisco Emiliano Ramones Mendoza, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 800 E. Twiggs Street, Room 101, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

/s/ Scarlet Andreina Mendoza

Attorney for Personal Representative:

/s/ Laura M. Gallo
Laura M. Gallo, Esq.
Gallo Law, P.A.
2815 W. Waters Ave.
Tampa, FL 33614
(813) 530-8009
www.gallolawllc.com

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-021956, DIVISION O

RUSSELLWOOD CONDOMINIUM

ASSOCIATION, INC.,

Plaintiff,

vs.

MICHAEL LEWIS LEE,

Defendant.

NOTICE OF SALE

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

Condominium Parcel Unit C-221, of RUSSELLWOOD, A CONDOMINIUM, according to the Plat thereof recorded in Condominium Plat Book 3, Page 43 et seq. and being further described in that certain Declaration of Condominium recorded in Official Records Book 3807, Page 1312 through 1389, inclusive, together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made and together with 1/223% undivided interest or share in the common elements appurtenant thereto, all as recorded in the Public Records of Hillsborough County, Florida.

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

(Continued on next page)

11/7/25LG 1T

HILLSBOROUGH COUNTY

will be sold by the Hillsborough County Clerk at public sale on **December 12, 2025 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

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

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

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

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

JPU CONSULTING, INC.

Owner: Joseph P. Uccello
305 S Gomez Ave
Tampa, FL 33609

11/7/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

LEGACY VISION CARE

Owner: Fanette Kim
3604 Madaca Ln
Tampa, FL 33618

11/7/25LG 1T

NOTICE OF SUSPENSION HILLSBOROUGH COUNTY

To: VAUGHNDELL K. MILLER

Case No.: CD202510103/D 3418041

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

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

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

PROBATE DIVISION

Case No.: 25-CP-003080

IN RE: ESTATE OF
MARGARET ANN HILL,
Deceased.

NOTICE OF PUBLIC HEARING

ON **NOVEMBER 20, 2025 @ 1:30 P.M. AND DECEMBER 4, 2025 @ 10:00 A.M.** IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

File No. **E2025-8 CH 27**

An Ordinance of the City of Tampa, Florida, relating to Publicly Initiated Text Amendments, making revisions to City of Tampa Code of Ordinances, Amending Chapter 27, (Zoning and Land Development); Amending Section 27-43, Definitions; Amending Section 27-118, Approvals by ARC administrator; Amending Section 27-211.1, General administrative procedures; Amending Section 27-211.2.1, General District Development Standards for Seminole Heights – Residential Single-Family detached (SH-RS) district; Amending Section 27-211.2.2, General District Development Standards for Seminole Heights – Residential Single-Family attached (SH-RS-A) district; Amending Section 27-211.2.3, General District Development Standards for Seminole Heights – Residential Multi-Family (SH-RM) district; Amending Section 27-211.2.4, General District Development Standards for Seminole Heights – Residential Office (SH-RO) district; Amending Section 27-211.2.5, General District Development Standards for Seminole Heights – Commercial Neighborhood (SH-CN) district; Amending Section 27-211.6, Development Standards for Commercial, Mixed-Use, or other Non-Residential (SH-CG and SH-CI) development; Amending Section 27-284.3.3, Landscaped area and tree planting requirements; Amending Section 27-290.6, Air conditioning and pool equipment; Providing for severability; Repealing all ordinances or parts of ordinances in conflict therewith; Providing an effective date.

File No. **E2025-8 CH 27**

An ordinance of the City of Tampa, Florida, relating to Publicly Initiated Text Amendments, making revisions to City of Tampa Code of Ordinances, Amending Chapter 27, (Zoning and Land Development), Creating Section 27-71, Site development plan for variances; Amending Section 27-284.2.5, Permit for grand tree removal, application, required documentation, standards and criteria for decision, inspections, petition for review; Providing for severability; Repealing all ordinances or parts of ordinances in conflict therewith; Providing an effective date.

File No. **E2025-8 CH 27**

An Ordinance of the City of Tampa, Florida, relating to Publicly Initiated Text Amendments, making revisions to City of Tampa Code of Ordinances; Amending Section 27-132, Regulations governing individual special uses; Providing for severability; Repealing all ordinances or parts of ordinances in conflict therewith; Providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC
CITY CLERK

11/7/25LG 1T

HILLSBOROUGH COUNTY**NOTICE TO CREDITORS**

The administration of the estate of Margaret Ann Hill, deceased, whose date of death was June 23, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

Personal Representative:
Carol Hilliard
1909 Oak Creek Circle, Apt. 102
Lutz, FL 33549

Attorney for Personal Representative:

Marley Dodd, Esq.
Florida Bar No. 1058457
Brice Zoecklein, Esq.
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, FL 33511
marley@zoeckleinlawpa.com
brice@zoeckleinlawpa.com
eservice4@zoeckleinlawpa.com
Telephone: (813) 501-5071
Fax: (813) 925-4310

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

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

PROBATE DIVISION

Case No. 25-CP-003713

IN RE: ESTATE OF
GLADYS LOUISE GRANT,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Gladys Louise Grant, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

That the personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described

HILLSBOROUGH COUNTY

in sections 732.216 - 732.228, Florida Statutes, applies, or may apply unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

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

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 first date of publication is November 7, 2025.

Personal Representative:
Eloise McAllister
1400 Old Bartow Eagle Lake Rd #3103
Bartow, Florida 33830

Attorney for Personal Representative:

Brice Zoecklein, Esq.
Email Address:
brice@zoeckleinlawpa.com
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No.: 2025-CP-003589

Division: B

IN RE: ESTATE OF
AMBAR CARRILLO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of AMBAR CARRILLO, deceased, whose date of death was May 29, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

Personal Representatives:
JOSE MARIA MANUEL HERNANDEZ
249 Villa Luna Lane
Lutz, FL 33549

JASMINE S. BOGARD
5147 Maria Drive
Panama City, FL 32404

Attorney for Personal Representatives:

Paul J. Monsanto, Esq.
Florida Bar Number: 1025961
26852 Tanc Drive, Suite 102
Wesley Chapel, FL 33544
Telephone: (813) 997-5290
E-Mail: paul@pjmattoymys.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No.: 25-CP-003697

Division: B

IN RE: ESTATE OF
JAMES S. McFARLAND, III,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES S. McFARLAND, III, deceased, whose date of death was August 21, 2025, and whose social security number is xxx-xx-6896 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representatives' attorney are set forth below.

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

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

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

HILLSBOROUGH COUNTY

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

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

Personal Representative:

ELISABETH MCFARLAND KUHLMAYER

Attorney for Personal Representative:

Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 North Collins Street
Plant City, Florida 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335
Attorney for Petitioner

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003684

Division A

IN RE: ESTATE OF
CAROL U. MATTHEWS, A/K/A CAROL
URRUTIA MATTHEWS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Carol U. Matthews, a/k/a Carol Urrutia Matthews, deceased, whose date of death was July 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Room 206, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative'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 7, 2025.

Personal Representative:

Yvonne Kennedy
9916 Stockbridge Dr.
Tampa, Florida 33626

Attorney for Personal Representative:

Harvey Schonbrun, Esquire
Attorney
Florida Bar Number: 149062
P.O. Box 20587
Tampa, Florida 33622-0587
Telephone: (813) 229-0664
Fax: (813) 228-9471
E-Mail: harvey@schonbrun.com
Secondary E-Mail: amber@schonbrun.com

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

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

CIRCUIT CIVIL DIVISION

CASE NO.: 23-CA-012827

GENERAL CIVIL DIVISION:

Freedom Mortgage Corporation

Plaintiff(s),

v.

JESSICA DIANE BRUBAKER,

DAVID GLENN COLVIN JR.,

UNKNOWN SPOUSE OF JESSICA

DIANE BRUBAKER, UNKNOWN

SPOUSE OF DAVID GLENN COLVIN

JR., SHELLPOINT COMMUNITY

ASSOCIATION, INC. AND UNKNOWN

TENANT IN POSSESSION OF THE

SUBJECT PROPERTY,

Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant

to Final Judgment of Foreclosure dated

the 14th day of October, 2025, and

entered in Case No. 23-CA-012827, of

the Circuit Court of the Thirteenth Judicial

Circuit in and for Hillsborough County,

Florida, wherein Freedom Mortgage

Corporation is the Plaintiff and JESSICA

DIANE BRUBAKER; DAVID GLENN

COLVIN JR.; UNKNOWN SPOUSE OF

DAVID GLENN COLVIN JR; UNKNOWN

TENANT IN POSSESSION OF THE

SUBJECT PROPERTY; SHELL POINT

COMMUNITY ASSOCIATION, INC.; and

UNKNOWN TENANTS IN POSSESSION

OF THE SUBJECT PROPERTY are

defendants. Victor D. Crist as the Clerk

of the Circuit Court shall sell to the

highest and best bidder for cash at

www.hillsborough.realforeclose.com

at 10:00 A.M. on the 13th day of January,

2026, the following described property as

set forth in said Final Judgment, to wit:

Lot 228, of Shell Cove Phase 1, according

to the plat thereof, as recorded in Plat

Book 137, Page 58, of the Public Records

of Hillsborough County, Florida.

IF YOU ARE A PERSON CLAIMING A

RIGHT TO FUNDS REMAINING AFTER

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

HILLSBOROUGH COUNTY

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 28th day of October, 2025.

By: /s/ Liana R. Hall

Liana R. Hall

Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900

Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

11080-10

HILLSBOROUGH COUNTY

The Permitting Authority responsible for making a permit determination for this project is the Environmental Protection Commission of Hillsborough County. The Permitting Authority's mailing address is: 3629 Queen Palm Dr., Tampa, Florida 33619. The Permitting Authority's telephone number is (813) 627-2600.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed operation will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Legal Department of the EPC via electronic mail at legalclerk@epchc.org before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Legal Department of the EPC via electronic mail at legalclerk@epchc.org before

HILLSBOROUGH COUNTY

the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.
7/11/25LG 1T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 929020 from D.R. Horton Inc., 3501 Riga Blvd., Suite 100, Tampa, FL 33619. Application received: Oct 27, 2025. Proposed activity: Major Modification to ERP 2407.010. The purpose of this modification is to define the proposed impervious areas associated with the apartment buildout and revise the stormwater collection routing for Covington Gardens Road. Project name: Edgewater Phase II. Project size: 20 acres. Location: Sections 14, Township 31 South, Range 19 East, in Hillsborough County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of 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, Florida 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 (800)423-1476, TDD only 1(800)231-6103.

11/7/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

GIOVANNIELLO VENTURES

Owner: Giovanni Scuotto
7701 E 25th Ave
Tampa, FL 33619

11/7/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

NORTH SLATE COLLECTIVE MARKETING

Owner: Demarcus King
8720 Serene Retreat Lane
Tampa, FL 33619

11/7/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

TREND PRO WHOLESALE

Owner: Raianna Stylez LLC
6102 E Adamo Dr E3
Tampa, FL 33619

11/7/25LG 1T

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

CASE NO.: 25-CC-015070

HERON PARK VILLAS HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

BRETT RAY,
Defendant.

NOTICE OF ACTION

TO: BRETT RAY
5814 Heronpark Place, Lithia, FL 33547
5806 Heronpark Place, Lithia, FL 33547
4303 River Close Blvd., Valrico, FL 33596

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

LOT 20, BLOCK 7, OF FISHHAWK RANCH PHASE 2, PARCEL D, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 26, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/8/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 31, 2025.
Victor D. Crist
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: s/ Patricia Corbin
Deputy Clerk
Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1252850000
Certificate No.: 2023 / 11483
File No.: 2025-859
Year of Issuance: 2023
Description of Property:
BEL MAR REVISED UNIT NO 7 LOTS 153 AND 154 LESS R/W
PLAT BK / PG: 25 / 6
SEC - TWP - RGE: 33 - 29 - 18
Subject To All Outstanding Taxes
Name(s) in which assessed:
NADINE M CANFUX
All of said property being in the County

HILLSBOROUGH COUNTY

Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

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

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

CASE NO.: 25-CC-033710

FISHHAWK RANCH HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

DAVID SALMON,
Defendant.

NOTICE OF ACTION

TO: DAVID SALMON

6163 Kiteridge Drive, Lithia, FL 33547
6119 Vireordige Drive, Lithia, FL 33547
18803 Dorman Road, Lithia, FL 33547

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

Lot 11, Block 14, FISHHAWK RANCH PHASE 1 UNIT 6, according to the Map or Plat thereof, as recorded in Plat Book 86, Page 25, of the Public Records of Hillsborough County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/8/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 31, 2025.

Victor D. Crist
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: s/ Patricia Corbin
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

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

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

CASE NO.: 25-CC-035024

VILLAGES OF BLOOMINGDALE CONDOMINIUM NO. 10, A CONDOMINIUM,
Plaintiff,

vs.

JAIME GALEAS AND MARIA GALEAS,
Defendants.

NOTICE OF ACTION

TO: JAIME GALEAS
9541 Newdale Way, Unit 102
Riverview, FL 33578

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

Unit No. 67104 of Villages of Bloomingdale Condominium No. 10, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 17164, Page 1418, as affected by Amendments to Declaration of Condominium for Villages of Bloomingdale Condominium No. 10, recorded in O.R. Book 17170, Page 586 no O.R. Book 17170, Page 686, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 22, Page 232, Public Records of Hillsborough County, Florida; together with an undivided interest in the common elements appurtenant thereto.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 12/4/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 29, 2025.

Victor D. Crist
As Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: s/ Patricia Corbin
Deputy Clerk

Michelle T. Reiss, Esquire
Florida Bar No. 36993
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, Florida 33606
(813) 542-8888
Attorneys for Plaintiff

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

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1252850000
Certificate No.: 2023 / 11483
File No.: 2025-859
Year of Issuance: 2023
Description of Property:
BEL MAR REVISED UNIT NO 7 LOTS 153 AND 154 LESS R/W
PLAT BK / PG: 25 / 6
SEC - TWP - RGE: 33 - 29 - 18
Subject To All Outstanding Taxes
Name(s) in which assessed:
NADINE M CANFUX
All of said property being in the County

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0760940000
Certificate No.: 2023 / 7460
File No.: 2025-867
Year of Issuance: 2023
Description of Property:
BYARS RIVERVIEW ACRES REVISED PLAT OF LOT 9 BLOCK 4
PLAT BK / PG: 33 / 4
SEC - TWP - RGE: 18 - 30 - 20
Subject To All Outstanding Taxes
Name(s) in which assessed:
DANA CONSTRUCTION INC
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk
11/7-11/28/25LG 4T

HILLSBOROUGH COUNTY

of Hillsborough, State of Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk
11/7-11/28/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 1471650100
Certificate No.: 2023 / 12801
File No.: 2025-863
Year of Issuance: 2023
Description of Property:
FAIRVIEW TERRACE LOT 8 BLOCK 10
PLAT BK / PG: 11 / 55
SEC - TWP - RGE: 19 - 28 - 19
Subject To All Outstanding Taxes
Name(s) in which assessed:
SAMUEL THOMAS TORRES
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk
11/7-11/28/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0370960500
Certificate No.: 2023 / 3565
File No.: 2025-866
Year of Issuance: 2023
Description of Property:
STONE CREEK POINTE A CONDOMINIUM UNIT 520 AND AN UNDIV INT IN COMMON ELEMENTS
PLAT BK / PG: 21 / 60
SEC - TWP - RGE: 10 - 28 - 19
Subject To All Outstanding Taxes
Name(s) in which assessed:
HAROLD GIRALDO
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk
11/7-11/28/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0760940000
Certificate No.: 2023 / 7460
File No.: 2025-867
Year of Issuance: 2023
Description of Property:
BYARS RIVERVIEW ACRES REVISED PLAT OF LOT 9 BLOCK 4
PLAT BK / PG: 33 / 4
SEC - TWP - RGE: 18 - 30 - 20
Subject To All Outstanding Taxes
Name(s) in which assessed:
DANA CONSTRUCTION INC
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk
11/7-11/28/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0852250050
Certificate No.: 2023 / 8942
File No.: 2025-871
Year of Issuance: 2023
Description of Property:
A PORTION OF NW 1/4 OF NW 1/4 DESC AS FOLLOWS COM AT NE COR OF NW 1/4 OF NW 1/4 OF NW 1/4 THN S 00 DEG 91 MIN 37 SEC W 25 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN W 20 FT TO POB THN S 00 DEG 01 MIN 37 SEC W 236.51 FT THN S 54 DEG 35 MIN 56 SEC W W 141.14 FT THN S 63 DEG 01 MIN 59 SEC W 561.49 FT TO A PT ON ELY R/W LINE OF FORBES RD THN N 00 DEG 03 MIN 20 SEC E 377.85 FT THN E 450 FT THN N 00 DEG 03 MIN 20 SEC E 195 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN E 165.03 FT TO POB
SEC - TWP - RGE: 14 - 29 - 21
Subject To All Outstanding Taxes
Name(s) in which assessed:
MANUEL REYNOSO-SANDOVAL
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk
11/7-11/28/25LG 4T

HILLSBOROUGH COUNTY

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk
11/7-11/28/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0852250050
Certificate No.: 2023 / 8942
File No.: 2025-871
Year of Issuance: 2023
Description of Property:
A PORTION OF NW 1/4 OF NW 1/4 DESC AS FOLLOWS COM AT NE COR OF NW 1/4 OF NW 1/4 OF NW 1/4 THN S 00 DEG 91 MIN 37 SEC W 25 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN W 20 FT TO POB THN S 00 DEG 01 MIN 37 SEC W 236.51 FT THN S 54 DEG 35 MIN 56 SEC W W 141.14 FT THN S 63 DEG 01 MIN 59 SEC W 561.49 FT TO A PT ON ELY R/W LINE OF FORBES RD THN N 00 DEG 03 MIN 20 SEC E 377.85 FT THN E 450 FT THN N 00 DEG 03 MIN 20 SEC E 195 FT TO A PT ON S R/W LINE OF TRAPNELL RD THN E 165.03 FT TO POB
SEC - TWP - RGE: 14 - 29 - 21
Subject To All Outstanding Taxes
Name(s) in which assessed:
MANUEL REYNOSO-SANDOVAL
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.
Dated 10/22/2025
Victor D. Crist
Clerk of the Circuit Court
Hillsborough County Florida
By Adrian J. Salas, Deputy Clerk
11/7-11/28/25LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:
Folio No.: 0863087722
Certificate No.: 2023 / 9072
File No.: 2025-872
Year of Issuance: 2023
Description of Property:
COPPER RIDGE TRACT B1 LOT 20 AND A PORTION OF LOT 19 DESC AS FOLLOWS BEG AT PT COMMON TO LOTS 19 & 20 AND THE SW R/W OF CREST TOP TRAIL THN S 37 DEG 43 MIN 24 SEC W 115 FT THN 4.17 FT ALG THE ARC OF THE CURVE TO THE LEFT W/RAD OF 165 FT CHD BRG N 52 DEG 54 MIN 50 SEC W 4.17 FT THN N 39 DEG 47 MIN 50 SEC E 115 FT TO POB BLOCK C
PLAT BK / PG: 81 / 3
SEC - TWP - RGE: 29 - 29 - 21
Subject To All Outstanding Taxes
Name(s) in which assessed:
**MOHAMMED HIJAZ
ASHLEY HIJAZ**
All of said property being in the County of Hillsborough, State of Florida.
Unless such certificate shall be deemed according to law, the property described in such certificate will be sold to the highest bidder on (12/18/2025) on line via the internet at www.hillsborough.realtaxdeed.com.

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

HILLSBOROUGH COUNTY

PLAT BK / PG: 71 / 34

SEC - TWP - RGE: 09 - 30 - 21

Subject To All Outstanding Taxes

Name(s) in which assessed:

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

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

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

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

Dated 10/22/2025

Victor D. Crist

Clerk of the Circuit Court
Hillsborough County Florida

By Adrian J. Salas, Deputy Clerk

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

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

File No. 2025-CP-002207

Division O

IN RE: ESTATE OF

TERRY LEE LATTIMORE
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of Terry Lee Lattimore, deceased, whose date of death was October 22, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is Hillsborough County Courthouse, 800 E. Twigg St., Room 604, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:

Jennifer Sellers

3625 New Jersey Road, Apt. 176
Lakeland, Florida 33803

Attorney for Personal Representative:

Aaron W. Saoud, Esquire

Florida Bar Number: 096124

AWS LAW FIRM

2202 N. Westshore Boulevard, Suite 200

Tampa, Florida 33607

Telephone: (813) 922-5293

E-Mail: attorney@awslaw.orgSecondary E-Mail: service@awslaw.org

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

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

Case No. 25-CP-003817

Division A

IN RE: THE ESTATE OF

EDNA MARGARET ALLAN

Deceased.

NOTICE TO CREDITORS

The administration of the estate of EDNA MARGARET ALLAN, deceased, Case Number 25-CP-003817, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatu- red, contingent or unliquidated

HILLSBOROUGH COUNTY

claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representatives:

JERRY NATHAN PASCHALL

371 Aberdeen Road

Vernon, Alabama 35592

JIMMY CRANDALL PASCHALL

5811 N. Cherokee Avenue

Tampa, Florida 33604

Attorney for Personal Representatives:

Susan G. Haubenstock, Esquire

Florida Bar No. 118869

238 East Davis Boulevard, Suite 208

Tampa, Florida 33606

Telephone: (813) 259-9955

susan@sghlawoffice.com

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

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

CASE NO.: 2024-CC-058834

BRUSSELS BAY HOMEOWNERS

ASSOCIATION, INC.,

Plaintiff,

vs.

HILLSBOROUGH BAY 33578 TRUST,

DERIVATIVE HOLDINGS B7, LLC,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order Directing Clerk to Reset Foreclosure Sale and Disburse Sale Deposit to Plaintiff entered in this cause on October 26, 2025 by the County Court of Hillsborough County, Florida, the property described as:

LOT 9, BLOCK D, OF BRUSSELS BOY PHASES III & IV, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 170, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on December 19, 2025.

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

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

/s/ Michelle T. Reiss

Michelle T. Reiss, Esquire

Florida Bar No.: 36993

mreiss@appletonreiss.com

Appleton Reiss, PLLC

215 N. Howard Ave., Suite 200

Tampa, FL 33606

Phone: 813-542-8888

Fax: 813-542-5054

Attorney for Plaintiff

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

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

CASE NO.: 25-CC-024086, DIVISION I

BROOKFIELD NEIGHBORHOOD

ASSOCIATION, INC.,

Plaintiff,

vs.

INVESTMENT PROPERTY SERVICES

OF TAMPA BAY, LLC,

a Florida limited liability company,

Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 30, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 9, Block 1, HUNTER'S GREEN PARCEL 19 PHASE 1, according to the map or plat thereof, as recorded in Plat Book 74, Page(s) 45-1 through 45-4, inclusive, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS: 18110 Courtney Breeze Way, Tampa, FL 33647.

will be sold by the Hillsborough County Clerk at public sale on **December 19, 2025 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after 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. Twigg Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

/s/Charles Evans Glausier

Charles Evans Glausier, Esquire

Florida Bar No.: 37035

cglausier@glausierknight.com

GLAUSIER KNIGHT JONES, PLLC

400 N. Ashley Drive, Suite 2020

Tampa, FL 33602

Telephone No.: (813) 440-4600

HILLSBOROUGH COUNTY

Attorneys for Plaintiff

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

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

CASE NO.: 25-CC-027919, DIVISION P

NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,

vs.

MARJAN H. SHIRAZI, a married person,

Defendant.

NOTICE OF SALE

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

CONDOMINIUM UNIT 12A-4 OF NORTH BAY VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 3595, PAGE 385, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 6312 Newtown Circle #A4, Tampa, FL 33615.

will be sold by the Hillsborough County Clerk at public sale on **December 12, 2025 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.

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

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

/s/Charles Evans Glausier

Charles Evans Glausier, Esquire

Florida Bar No.: 37035

cglausier@glausierknight.com

GLAUSIER KNIGHT JONES, PLLC

400 N. Ashley Drive, Suite 2020

Tampa, FL 33602

Telephone No.: (813) 440-4600

Attorneys for Plaintiff

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

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

CASE NO.: 24-CC-071532

SOUTH FORK OF HILLSBOROUGH

COUNTY III HOMEOWNERS

ASSOCIATION, INC.,

Plaintiff,

vs.

KENYETTA WHITE-JOHNSON,

A MARRIED WOMAN AND THE

UNKNOWN SPOUSE OF KENYETTA

WHITE-JOHNSON,

Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-071532, that resulted from the Final Hearing on or about October 30, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-071532 on about October 30, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 1, Block 2, South Fork Unit 8, according to the Plat thereof as recorded in Plat Book 109, page(s) 03 through 117, inclusive, of the Public Records of Hillsborough County, Florida.

and commonly known as: 13801 Chalk Hill Pl, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, **on the HILLSBOROUGH County public auction website at <http://www.hillsborough.realforeclose.com>, on December 19, 2025 at 10:00AM.** Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this October 30, 2025

/s/ J. Clarke Brannon

Nathan A. Frazier, Esq., for the firm

J. Clarke Brannon, Esq., for the firm

Attorney for Plaintiff

Frazier & Bowles, Attorneys at Law

45049.217

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA GENERAL CIVIL DIVISION

File No.: 14-CA-3762

Division: M

MICHAEL R. KANGAS, Successor

Administrator Ad Litem of the Estate of

John J. Gaffney, Deceased

Plaintiff,

vs.

HILLSBOROUGH COUNTY

TERESA GAFFNEY, Individually; and SARAH K. SUSSMAN, Individually and as Trustee of the Sussman Family Trust Living Trust, u/a/d January 19, 2012; and ROBERT N. LYNCH, Bishop of the Diocese of St. Petersburg, f/b/o Christ the King Catholic Church, Defendants.

NOTICE OF SALE UNDER F.S. CHAPTER 45Notice is given that under a Court Order, dated June 25, 2025, in Case No. 2014-CA-003762 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, in which MICHAEL R. KANGAS, Administrator Ad Litem of the Estate of John J. Gaffney, Deceased, is Plaintiff and TERESA GAFFNEY, Individually; and SARAH K. SUSSMAN, Individually and as Trustee of the Sussman Family Trust Living Trust, u/a/d January 9, 2012; and ROBERT N. LYNCH, Bishop of the Diocese of St. Petersburg, f/b/o Christ the King Catholic Church, are Defendants; VICTOR CRIST as the Clerk of Court for Hillsborough County will sell to the highest and best bidder for cash by electronic sale held at <http://www.hillsborough.realforeclose.com>, at **10:00 a.m. on December 18, 2025** the following described property set forth in the Order Imposing Sanctions:

Physical Description:

119 S. Clark Avenue, Tampa, Florida 33609

Legal Description:

ALL OF Lot 30 and the South 31 feet of Lot 29 of KRENTEL PARK SUBDIVISION, as per map or plat thereof recorded in Plat Book 12 on Page 66 of the Public Records of Hillsborough County, Florida.

PURSUANT TO F.S. 45.031(2)(F), ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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 an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twigg Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, email: ADA@fljud13.org

Dated October 30, 2025

/s/ Michael R. Kangas

Michael R. Kangas, Counsel for Plaintiff

Florida Bar No.: 54492

BaumannKangas Estate Law

201 E. Kennedy Blvd., Ste. 830

P.O. Box 399, Tampa, Florida 33601

Phone: (813) 223-2202

E-mail: mrk@estatelawflorida.com

11/7-11/14/25 2T

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

Case No. 25-CA-010459

Division P

BERNICE MCDANIEL and

CHRISTOPHER MAYS,

Plaintiffs,

vs.

LILLIAN MCDANIEL, deceased, et al.,

Defendants.

NOTICE OF ACTION - PROPERTY

TO: Defendants, LILLIAN MCDANIEL, deceased, and her heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against her; and all unknown natural persons 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:

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003520
Division A

IN RE: ESTATE OF
DIANN M. NUCKLES
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DIANN M. NUCKLES, deceased, whose date of death was November 4, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

/s/ Tommy M. Nuckles
TOMMY M. NUCKLES
401 S. 56th Street
Tampa, Florida 33619

Attorney for Personal Representative:

/s/ Damon C. Glisson
DAMON C. GLISSON
Attorney
Florida Bar Number: 187877
5908 Fortune Place
Apollo Beach, Florida 33572
Telephone: (813) 645-6796
Fax: (813) 645-8572
E-Mail: damon@glisson1.com
Secondary E-Mail: brenda@glisson1.com
11/7-11/14/25LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003230

IN RE: ESTATE OF
GEORGIA MAY HARDIN,
a/k/a GEORGIA M. HARDIN,
a/k/a GEORGIA HARDIN,
Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Georgia May Hardin a/k/a Georgia M. Hardin a/k/a Georgia Hardin, Deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

Teresa Stevens
208 Adkins Ridge
Branchland, West Virginia 25506

Attorney for Personal Representative:

Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024

HILLSBOROUGH COUNTY

E-Mail: ashly@atcausellaw.com
Secondary E-Mail:
shelby@atcausellaw.com

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

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

Case No.: 25-CP-003652
Division: "A"

IN RE: THE ESTATE OF
ANTONIO WALTER MITCHELL,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of ANTONIO WALTER MITCHELL, deceased, whose date of death was March 3, 2025 and whose social security number is xxx-xx-5061, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Hillsborough County Clerk of Court, 800 E. Twiggs St, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors must file claims against the estate during the time periods set forth in F.S. 733.702 or be forever barred.

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

The date of the first publication of this notice is 11/7/2025.

Personal Representative:

LATOYA HARRIS
14726 Scottburgh Glen Drive
Wimauma, FL 33598

Attorney for Personal Representative:

PERRY G. GRUMAN, ESQ.
3400 W. Kennedy Blvd.
Tampa, FL 33609
(813) 870-1614
Florida Bar No. 396052
perry@grumanlaw.com
PGPA 25-1109
11/7-11/14/25LG 2T

Notice of Public Auction

Notice of public auction for monies due on storage units. The auction will be held on November 19, 2025, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

9505 N. Florida Ave., Tampa, FL 33612		
Krystal Clarke	B022	\$980.15
Kimberly Johnson	1071	\$459.30
Natanel Baucicot	B297	\$547.95
Deni Brave	B007	\$843.02
Latasha Williams	B044	\$747.41
Michael Julian	B707	\$147.39
Tavarus McMillian	B590	\$319.65
Sylvio Desir	1022	\$632.45
Helen Sanders	1018	\$446.20
Sherla Paulsen	B502	\$319.65
Tasha Parks	1016	\$464.10
Torrance Lockett	B357	\$502.80
Dominique Cooklin	A114	\$317.94

10415 N. Florida Ave., Tampa, FL 33612		
Kimberly Kelsey-Johnson	282	\$589.54
Janine Hargrett	114	\$478.74
Timothy Hill	126	\$427.22
Takeya Parish	248	\$861.06
Rockford Penn	1363	\$619.17
Ashley Montgomery	1408	\$268.05
Bryant Johnson	223	\$405.32
Colleen Gigante	256	\$273.22
Erik Torrente	1325	\$453.25
Javiere Dye	193	\$565.69
Shameah Dye	233	\$565.69
Chianti Bloom	1330	\$454.75

2309 Angel Oliva Senior St., Tampa, FL 33605		
Treaca Given	3106W	\$566.02
Monica Bryant	121	\$250.86
Marcus Gary	1128W	\$459.74

4406 W. Hillsborough Ave., Tampa, FL 33614		
Theo Lane	3016	\$2,383.80
Jacqueline Hillier	1503	\$453.92
Amanda Richardson	4021	\$456.37
Daniel Cotten	1302	\$599.37
Noriega Thompson	3143	\$396.06
Ashante Dennard	1413	\$291.12
Elbert Chun	3056-57	\$1,123.65
Rudy Augustin	4082	\$616.19
Brodrick Bunkley	3081	\$487.22
Veronica Vargas	1622	\$546.32
Chelsea Pierce	3130	\$352.17
Benjamin Sanchez Montalvo	3144	\$358.17
Alton Walker	4402	\$464.51
Thaddeus Antwann Nobles	4135	\$459.74
Mariah Pemberton	1205	\$398.34
Jeffrey Johnson	1215	\$612.78
Lisa Field	4248	\$399.66
Amanda Richardson	4060	\$456.37
Mary La Rosa	3136	\$334.27
Aquitania Colbert	1210	\$452.40
Yasser Ramirez Guzman	3222	\$836.67
Barbra Bell	2006	\$291.12
Aquitania Colbert	3073	\$688.30

5404 W. Waters Ave., Tampa, FL 33634		
Lazaro Delgado Perez	1032	\$664.11
Michael West	2188	\$813.62
Jon Pachorkowsky	1068	\$366.35
Dykares Seaphus	1117	\$502.80
Gladys Perez	1449	\$278.22
Juan Gonzalez	1115	\$502.80
Eric Parker	2116	\$212.85
Dan White	0023	\$664.58
Miguel Castillo Ortiz	1163	\$380.35

3182 Curlew Rd., Oldsmar, FL 34677		
Nakia Kelley	C269	\$959.15
Ebonee Walker	C336	\$918.25

3939 W. Gandy Blvd., Tampa, FL 33616		
Andrus Bennett	5215	\$497.87
Britney Bettis	4751	\$279.39
Donald Jones	1421	\$746.42
Rashid McPherson	4002	\$179.20
Brenda Dean	5117	\$624.65
Tiffany Tracy	4803	\$233.35
Christopher Lewers	1068	\$260.60

6111 Gunn Hwy., Tampa, FL 33625		
Anthony Montalvo	1024	\$817.31

HILLSBOROUGH COUNTY

Justin Barber 3444-54 \$659.75
Hilem Maia Siqueira 1702 \$699.00
Desiree Pitts 3523-25 \$484.45
Bernadette Graham 2444 \$699.90

11401 W. Hillsborough Ave., Tampa, FL 33635
Jahir Orlando Diaz 1219 \$436.02
Yessica Torres 2116 \$476.72
Darius Jones 1259 \$263.05
Alexandria Hill 1460 \$617.09

14123 State Rd. 54, Odessa, FL 33556
Yolimar Medina 1050 \$213.80

3826 W. Marcum St., Tampa, FL 33616
Chad Hawley 058 \$459.74
Fredricka Brooks 157 \$7,560.59
11/7-11/14/25LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003457
Division B

IN RE: ESTATE OF
LONNIE J. WILLIAMS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lonnie J. Williams, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601-3360. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:

/s/ Cynthia A. Williams
3710 Williams Landing Cir., Apt. 2306
Tampa, Florida 33610

Attorney for Personal Representative:

/s/ Rory B. Weiner, Esq.
Florida Bar Number: 0252300
RORY B. WEINER PA
635 W. Lumsden Rd.
Brandon, Florida 33511
Telephone: (813) 681-3300
Fax: (813) 681-3391
E-Mail: rweiner@roryweiner.com
Secondary E-Mail:
jwallace@roryweiner.com
10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-009186

FORDHAM-HAVERFORD PROPERTY
OWNERS' ASSOCIATION, INC.,
Plaintiff,

vs.
BARRY HILL,
Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 28, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 30, Block CJ, DEL WEBB'S SUN CITY FLORIDA UNIT NUMBER 28, according to the map or plat thereof, as recorded in Plat Book 42, Page(s) 27, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsboroughrealforeclose.com, on **January 29, 2026 at 10:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

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

HILLSBOROUGH COUNTY

Attorney for Plaintiff

10/31-11/7/25LG 2T

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

Case No.: 25-CC-008472

THE VILLAGES AT CYPRESS CREEK
MASTER PROPERTY OWNERS
ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,
v.

JAMES W. BAKER and
TERESA D. BAKER,
Defendants.

NOTICE OF ONLINE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure in this cause, in the County Court of Hillsborough County, Florida, the Hillsborough Clerk of Court will sell all the property situated in Hillsborough County, Florida described as:

Lot 23, Block 3, Ventana North Phase 1, according to the map or plat thereof, recorded in Plat Book 103, Pages 215-219, of the Public Records of Hillsborough County, Florida.

Property Address: 3816 Salida Del Sol Drive, Sun City Center, FL 33573

at public sale to the highest bidder for cash, except as set forth hereinafter, on **December 12, 2025 at 10:00 a.m.** at www.hillsboroughrealforeclose.com in accordance with Chapter 45, 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 within 60 days after the sale.

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

Dated this 28th day of October, 2025.

/s/ JESSICA C. BURLEY, ESQ.

David J. Lopez, P.A.
PO Box 172717
Tampa, FL 33672-0717
Phone: (813) 229-0160
Fax: (813) 229-0165
Florida Bar No. 85801
jessica@davidlopezpa.com
Attorney for Plaintiff
10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003695
Division A

IN RE: ESTATE OF
JACQUELINE LYNN MAESTAS,
Deceased.

**NOTICE TO CREDITORS
(summary administration)**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JACQUELINE LYNN MAESTAS, deceased, File Number 25-CP-003695, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602; that Decedent's date of death was September 24, 2025; that the total value of the estate is exempt real property and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiary:
PATRICIA MAESTAS
6711 S. Hesperides Street
Tampa, Florida 33616

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is October 31, 2025.

Personal Giving Notice:
/s/ PATRICIA E. MAESTAS
6711 S. Hesperides Street
Tampa, Florida 33616

Attorney for Person Giving Notice:
/s/ Joshua T. Keleske, Esq.
Attorney for Petitioner
Email: jkeleske@trustedcounselors.com
Florida Bar No. 0548472
Joshua T. Keleske, P.L.
3333 W. Kennedy Boulevard, Suite 104
Tampa, Florida 33609
Telephone: (813) 254-0044
10/31-11/7/25LG 2T

IN THE CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-3651
DIVISION A
Florida Bar #898791

IN RE: ESTATE OF
SHUN LEE, SR., a/k/a
SHUN LEE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of SHUN LEE, SR., a/k/a SHUN LEE, deceased, Case Number 25-CP-3651, is pending in the Circuit Court for Hillsbor-

HILLSBOROUGH COUNTY

ough 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.

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 dec

HILLSBOROUGH COUNTY

vs.

DAVID E. HACKETT AND
LAURA JEAN HACKETT,
Defendant(s).

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Hillsborough County, Florida, the following property situated in Hillsborough County, Florida, described as follows:

Lot 58, Block A, MEADOWBROOK AT SUMMERFIELD UNIT 1, a subdivision according to the plat or map thereof described in Plat Book 61, at page(s) 23, of the Public Records of HILLSBOROUGH County, Florida.

More commonly known as: 11911 Cedarfield Drive, Riverview, FL 33579

Will be sold at public sale by Victor D. Crist, as Clerk of the Court, to the highest and best bidder, for cash, on the **5th day of December, 2025**, day not less than 20 days after the date of the Judgment, at **10:00 A.M.** The judicial sale will be conducted electronically online at the following website: <http://www.hillsborough.real-foreclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Date October 28, 2025

This Instrument Prepared by:
Alexander Duarte
Attorney at Law
6221 Land o' Lakes Blvd.
Land o' Lakes, Florida 34638
(813) 933-7049

10/31-11/7/25LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003658
Division B

IN RE: ESTATE OF
JANICE G. LITTLE A/K/A
JANICE LITTLE,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Janice G. Little a/k/a Janice Little, deceased, whose date of death was July 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE

HILLSBOROUGH COUNTY

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 October 31, 2025.

Personal Representative:
/s/ Brenda M. Little
1501 Doyle Carlton Drive, #306
Tampa, Florida 33602

Attorney for Personal Representative:
/s/ Linda S. Faingold, Esquire
Florida Bar Number: 011542
5334 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 963-7705
Fax: (888) 673-0072
E-Mail: linda@tampabayelderlaw.com

10/31-11/7/25LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003718
Division A

IN RE: ESTATE OF
CAROL A. NORDEN
a/k/a Carol Anna Norden,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Carol A. Norden a/k/a Carol Anna Norden, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against 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.

HILLSBOROUGH COUNTY

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 October 31, 2025.

Personal Representative:
Samuel H. Johnson
102 Cherrywood Ct.
Canonsburg, PA 15317

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

10/31-11/7/25LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2025-CP-2881
Division A

IN RE: ESTATE OF
BALA TRIPURA DURVASULA,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Bala Tripura Durvasula, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS 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 petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

HILLSBOROUGH COUNTY

STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Ravi Venkata Durvasula
c/o Three Oaks Law
13500 Sutton Park Drive S., Suite 601
Jacksonville, FL 32224

Attorney for Personal Representative:
Wesley James Dickson, Esquire
Florida Bar Number: 1036175
Three Oaks Law
13500 Sutton Park Drive S., Suite 601
Jacksonville, FL 32224
Telephone: (904) 397-4444
E-Mail: wesley@threeoakslaw.com

10/31-11/7/25LG 2T

**IN THE CIRCUIT COURT OF THE
THIRTEENTH JUDICIAL CIRCUIT, IN AND
FOR HILLSBOROUGH COUNTY, FLORIDA**
Case No.: 25-DR-001297

COURTNIIE NEWMAN,
Petitioner,
and
JOSHUA NEWMAN,
Respondent.

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**

TO: JOSHUA NEWMAN
Last Address:
3133 Rex Ave, Dover, FL 33572

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on COURTNIIE NEWMAN, whose address is 570 Vista Ridge Dr, Ruskin, FL 33570, on or before 12/2/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated October 27, 2025

Victor D. Crist, Clerk of the Circuit Court
800 E Twiggs St, Tampa, FL 33602

By: /s/ Laronda Jones
Deputy Clerk

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

HILLSBOROUGH COUNTY

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

File No.: 2025-CP-001323

IN RE: ESTATE OF
ROBERT EDWARD SUTORUS,
Deceased.

NOTICE TO CREDITORS

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

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

All other creditors of the decedent and 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 October 31, 2025.

Personal Representative:
/s/ Elizabeth Budden
ELIZABETH BUDDEN

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

10/31-11/7/25LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003414
Division B

IN RE: ESTATE OF
PAULINE SMITH POWERS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PAULINE SMITH POWERS, deceased, whose date of death was May 22, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601-1110. The names and addresses of the personal 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 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.

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 October 31, 2025.

Personal Representatives:
/s/ JESSICA P. POWERS
4713 Barnum Lane
Alexandria, VA 22312
/s/ SAMANTHA R. POWERS
13730 15th Avenue NE, Unit C101
Seattle, WA 98125

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

10/31-11/7/25LG 2T

**IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-CP-003590

IN RE: ESTATE OF
NICHOLAS CHRISTOPHER RODRIGUEZ
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NICHOLAS CHRISTOPHER RODRIGUEZ, deceased, whose date of death was February 10, 2024; File Number 25-CP-003590, 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

(Continued on next page)

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

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

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

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

CASE NO: COD-25-0003102
NAME OF VIOLATOR: MARCUS ADONIS STARK
LOCATION OF VIOLATION: 1630 E MULBERRY DR, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: FERN CLIFF LOTS 27 91 AND 92
FOLIO: 149773.0000

CASE NO: COD-25-0003181
NAME OF VIOLATOR: 2017-2 IH BORROWER LP
LOCATION OF VIOLATION: 8413 N HIGHLAND AVE, TAMPA, FL
CODE SECTIONS: 19-5(a) 19-231(10) 19-231(11) 19-231(15)a 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: MANOR HILLS SUBDIVISION LOTS 28 29 AND 30 AND W 1/2 CLOSED ALLEY ABUTTING ON E BLOCK 12
FOLIO: 100099.0100

CASE NO: COD-25-0003208
NAME OF VIOLATOR: WORLD CLASS HOMES LLC
LOCATION OF VIOLATION: 1805 E SLIGH AVE, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: RIVERBEND MANOR LOTS 2 AND 3 BLOCK P
FOLIO: 149461.0000

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

CASE NO: COD-25-0003233
NAME OF VIOLATOR: ANGELINA ROSAS DE
LOCATION OF VIOLATION: 2129 W ELM ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)b
LEGAL DESCRIPTION: AYALA'S GROVE SUBDIVISION LOT 19 BLOCK A
FOLIO: 103665.0000

CASE NO: COD-25-0003243
NAME OF VIOLATOR: JOSHUA WILLIAM AND REBEKAH
LOCATION OF VIOLATION: 39 HAMILTON HEATH DR, TAMPA, FL
CODE SECTIONS: 19-50 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: HAMILTON HEATH REVISED MAP LOT 32
FOLIO: 169542.0000

CASE NO: COD-25-0003342
NAME OF VIOLATOR: DAVID FISH
LOCATION OF VIOLATION: 6905 N DUNCAN AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: COTTER'S SPRING HILL SUB LOT 8 AND S 30 FT OF LOT 7
FOLIO: 161895.0100

CASE NO: COD-25-0003361
NAME OF VIOLATOR: STEVE SHAVER
LOCATION OF VIOLATION: 7321 N OLA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: HAMNER'S W E ALBIMAR LOT 12 BLOCK 4
FOLIO: 162011.0000

CASE NO: COD-25-0003375
NAME OF VIOLATOR: NICOLAS KRAUSE AND GRACE
LOCATION OF VIOLATION: 6304 N NEBRASKA AVE, TAMPA, FL
CODE SECTIONS: 19-237 19-237(3)
LEGAL DESCRIPTION: OAKWOOD N 4 FT OF LOT 1 LESS ST AND LOT 2 BLOCK B
FOLIO: 163052.0000

CASE NO: COD-25-0003431
NAME OF VIOLATOR: MATTHEW GEORGE LABADIE
LOCATION OF VIOLATION: 2426 STUART ST, TAMPA, FL
CODE SECTIONS: 19-231(5)c 19-231(10) 19-231(11) 19-231(12) 19-231(13)
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 28 BLOCK 25
FOLIO: 190752.0000

CASE NO: COD-25-0003453
NAME OF VIOLATOR: KILBY H ROBB
LOCATION OF VIOLATION: 203 W KIRBY ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: GOLDSTEIN'S HILLSBOROUGH HEIGHTS LOTS 17 AND 18 BLOCK 7
FOLIO: 161219.0000

CASE NO: COD-25-0003566
NAME OF VIOLATOR: DR GEORGE FOXX
LOCATION OF VIOLATION: 103 W HAMILTON AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: AVON SPRINGS W 60 FT OF LOT 5 BLOCK 17
FOLIO: 161319.0000

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

CASE NO: COD-25-0002609
NAME OF VIOLATOR: SIHAM ALI JABER
LOCATION OF VIOLATION: 501 W COLUMBUS DR, TAMPA, FL
CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: 1 MAC FARLANE HUGH C SUBDIVISION REVISED MAP E 50 FT OF LOT 8 LESS S 3 FT FOR RD BLOCK B LESS ADD'L R/W LYING WITHIN FOLLOWING: BEG 15 FT N OF SW COR OF LOT 5 RUN SELY 18.85 FT TO A PT LYING 12 FT E & 3 FT N OF SW COR OF LOT 5 THN E 209.54 FT N 87 DEG 57 MIN W 110.09 FT W 91.86 FT N 53 DEG 16 SEC W 18.38 FT N 18 DEG 46 MIN W 15.81 FT AND S 18 FT TO POB
FOLIO: 182538.0000

CASE NO: COD-25-0003109
NAME OF VIOLATOR: 72 PROPERTIES LLC
LOCATION OF VIOLATION: 7903 N 13TH ST, TAMPA, FL
CODE SECTIONS: 27-156 27-326
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 4 BLOCK 67
FOLIO: 146989.0100

CASE NO: COD-25-0003240
NAME OF VIOLATOR: ALBERTO OROPESA
LOCATION OF VIOLATION: 2702 N LINCOLN AVE, TAMPA, FL
CODE SECTIONS: 27-43 27-282.28 27-290 27-326
LEGAL DESCRIPTION: MICHIGAN HEIGHTS LOT 17 BLOCK 6
FOLIO: 110492.0000

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

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

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

HILLSBOROUGH COUNTY

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
CINDY DIANE RODRIGUEZ
2052 Greenwood Valley Drive
Plant City, FL 33563

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

10/31-11/7/25LG 2T

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

CIVIL DIVISION

CASE NO. 25-CA-008377

NATIONSTAR MORTGAGE LLC,
Plaintiff,

vs.

WILLIAM GHOLSTON; UNKNOWN SPOUSE OF WILLIAM GHOLSTON; 4TH AVENUE LOFTS CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE OF ACTION

TO: WILLIAM GHOLSTON

Last Known Address:
10240 Parson Street, Tampa, FL 33615
UNKNOWN SPOUSE OF
WILLIAM GHOLSTON
Last Known Address:
10240 Parson Street, Tampa, FL 33615

ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/they are living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in HILLSBOROUGH County, Florida, legally described as:

CONDOMINIUM UNIT 2 OF 4TH AVENUE LOFTS, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORD BOOK 18135, PAGE(S) 1897, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

This property is located at the street address of: 1914 E 4th Avenue, 2, Tampa, FL 33605.

YOU ARE REQUIRED to serve a copy of your written defenses on or before 12/1/2025, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in La Gaceta.

IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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

HILLSBOROUGH COUNTY

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

WITNESS my hand and the seal of the court on October 23, 2025.

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

Attorney for Plaintiff:
Annalise Hayes DeLuca, Esq.
Audrey J. Dixon, Esq.
Elizabeth A. Wulff, Esq.
MCMICHAEL TAYLOR GRAY, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
(404) 474-7149
servicecf@mtglaw.com

10/31-11/7/25LG 2T

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

PROBATE DIVISION

CASE NUMBER: 25-CP-003373
DIVISION: AIN RE: ESTATE OF
MICHAEL PATRICK HARRINGTON
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of MICHAEL PATRICK HARRINGTON, deceased, file number 25-CP-003373, 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. This estate is testate, the decedent's last will being executed on August 25, 2025.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections 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.

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 served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:

s/ Lela L. Lilyquist
1024 Meadow Lane
Brandon, FL 33511

Attorney for Personal Representative:

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

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-032627

CORY LAKE ISLES PROPERTY
OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

SHAMSHUDDIN NOORANI AND
SABAAH NOORANI, HUSBAND AND
WIFE
Defendant.

NOTICE OF ACTION

TO: SABAAH NOORANI

18032 Java Isle Drive
Tampa, FL 33647

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

Lot 184, Block 1, Cory Lake Isles - Phase 5, Unit 2, according to the map or plat thereof, as recorded in Plat Book 101, Page(s) 278 through 282, inclusive, of the Public Records of Hillsborough County, Florida.

Commonly known as 18032 Java Isle Drive, Tampa, FL 33647, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before November 26, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated October 21, 2025

Victor Crist, Hillsborough County Clerk
of Court and Comptroller

HILLSBOROUGH COUNTY

800 E Twiggs St, Tampa, FL 33602
By: s/ Patricia Corbin
Deputy Clerk

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-026687

OAKS AT RIVERVIEW COMMUNITY
ASSOCIATION, INC.,
Plaintiff,

vs.

ERIN EMIG, A SINGLE WOMAN
Defendant.

NOTICE OF ACTION

TO: ERIN EMIG

311 E Broad St
Tampa, FL 33614

You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:

Lot 6, Block 12, Oaks at Riverview, according to the map or plat thereof, as recorded in Plat Book 103, Page(s) 1 through 7, inclusive, of the Public Records of Hillsborough County, Florida.

Commonly known as 311 E Broad St, Tampa, FL 33614, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before November 26, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated October 21, 2025

Victor Crist, Hillsborough County Clerk
of Court and Comptroller
800 E Twiggs St, Tampa, FL 33602

By: s/ Patricia Corbin

Deputy Clerk

10/31-11/7/25LG 2T

PUBLIC SALE

LANDLORD LIEN

F.S.715.106

ERICK D. GOFF
8419 EDISON RD
LITHIA, FL 33547

2006 YDV YDV27756E606

2018 CHEV 3GPCRC0JG4011199

Sale Date 11-13-25@10AM

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-3587

Division B

IN RE: ESTATE OF
JEFFREY ALLEN SHOCKLEY
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of JEFFREY ALLEN SHOCKLEY, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:

/s/ Michael K. Shockley
Michael K. Shockley
1105 Orangewalk Drive
Brandon, Florida 33511

Attorney for Personal Representative:

/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Attorney
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste 254
Brandon, FL 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830

HILLSBOROUGH COUNTY

E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-001591

Division A

IN RE: ESTATE OF
ALFONSO ORTIZ ALEJANDRO,
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of ALFONSO ORTIZ ALEJANDRO, deceased, whose date of death was May 26, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs St, Tampa FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors 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 October 31, 2025.

Personal Representative:

/s/ Ivan Ortiz Rivera
IVAN ORTIZ RIVERA
2715 W Rio Vista Ave
Tampa, Florida 33614

Attorney for Personal Representative:

/s/ Cela Delgado Webster
Cela Delgado Webster, Esq.
Attorney
Florida Bar Number: 275300
17425 Bridge Hill Ct, Suite 202
Tampa, FL 33647
Telephone: (813) 524-6393
Fax: (813) 524-6343
E-Mail: cwebster@chapellegal.com
Secondary E-Mail:
service@chapellegal.com

10/31-11/7/25LG 2T

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

Case Number: 25-CP-002860

Division: Probate

IN RE: ESTATE OF

RAYMOND THOMAS WOOD a/k/a
RAYMOND T. WOOD a/k/a
RAYMOND WOOD,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of RAYMOND THOMAS WOOD a/k/a RAYMOND T. WOOD a/k/a RAYMOND WOOD, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgcomb Courthouse, 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.

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 October 31, 2025.

Personal Representative:

BONNIE JO MERCIER
2774 Gainesville Road S.E.
Palm Bay, FL 32909

Attorney for Personal Representative:

/s/ Kristina M. Varady
KRISTINA M. VARADY, ESQUIRE
Florida Bar No. 1042732
1329 Bedford Dr., Suite 1
Melbourne, Florida 32940
Phone: 321.329.5449
kristina@dialklein.com

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR**HILLSBOROUGH COUNTY**

HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003646

IN RE: ESTATE OF
MICHAEL B. SPORRER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MICHAEL B. SPORRER, deceased, whose date of death was September 14, 2025; File Number 25-CP-003646, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:

BRIAN GEORGE SPORRER
15112 Heronglen Drive
Lithia, FL 33547

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, Florida 33609

Phone: (813) 254-4744

Fax: (813) 254-5222

Eservice for all attorneys listed above:

GADeservice@GendersAlvarez.com

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-003644

IN RE: ESTATE OF
JAYLON DANIEL ALLEN WEAVER
Deceased.**NOTICE TO CREDITORS**

The administration of the estate of JAYLON DANIEL ALLEN WEAVER, deceased, whose date of death was March 24, 2025; File Number 25-CP-003644, 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.

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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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The 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 first date of publication is 10/31/25.

Personal Representative:
Jose Uruena
3719 Carroway Street
Tampa, Florida 33619

Attorney for Personal Representative:
Marley Dodd, Esq.
Email Address:
marley@zoeckleinlawpa.com
Florida Bar No. 1058457
Brice Zoecklein, Esq.
Email Address:
brice@zoeckleinlawpa.com
Florida Bar No. 0085615
Zoecklein Law, P.A.
150 E. Bloomingdale Avenue
Brandon, Florida 33511

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT FOR HILLSBOROUGH COUNTY, FL PROBATE DIVISION
FILE NUMBER: 25-CP-003020

IN RE: THE ESTATE OF MURIEL EVERETT BRATHWAITE, aka MURIEL BRATHWAITE Deceased.

NOTICE TO CREDITORS

The administration of the estate of Muriel Everett Brathwaite, aka Muriel Brathwaite, deceased, whose date of death was February 21, 2025 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 East Twigg 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 claim 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.

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

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 October 31, 2025.

Personal Representative:
Hancock Whitney
4211 W Boy Scout Blvd, Suite 190
Tampa FL 33607

Attorney for Personal Representative:
SONYA C. COLON, ESQ.
13311 Winding Oak Ct, Suite A
Tampa FL 33612
FL Bar #35491
Office: 813-969-0331
Fax: 813-969-2140
Email: sonya.colon.esq@gmail.com

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003640
Division B

IN RE: ESTATE OF MICHAEL ANTHONY ABELL SR Deceased.

NOTICE TO CREDITORS

The administration of the estate of MICHAEL ANTHONY ABELL SR, deceased, who was found dead on September 14, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is George Edgcomb Courthouse, 800 E Twigg Street, Tampa, FL 33602. The names and

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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 October 31, 2025.

Personal Representative:
/s/ Danielle Leigh Abell
DANIELLE LEIGH ABELL
5624 Flotilla Avenue
Tampa, FL 33619

Attorney for Personal Representative:
/s/ Dana Kemper
DANA KEMPER
Attorney
Florida Bar No. 0044337
Hemness Fallier Elder Law
309 N. Parsons Avenue
Brandon, FL 33510
Telephone: (813) 661-5297
Email: dana@hemnesslaw.com
Secondary Email:
service@hemnesslaw.com

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
Case No. 2025-CP-003031
Division A

IN RE: ESTATE OF SHARON B. SILVERIA Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sharon B. Silveria, deceased, whose date of death was July 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, 800 E. Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representatives 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 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 October 31, 2025.

Personal Representatives:
Kristen D. Harvey
11354 Pruett Road
Seffner, Florida 33854

Linda Ann Vrentas
15403 Woodcastle Place
Tampa, Florida 33613

Attorney for Personal Representatives:
/s/ Aaron W. Saoud, Esq.
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@awsllaw.org
Secondary email: service@awsllaw.org

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003304

IN RE: ESTATE OF PHUONG THUY NGUYEN a/k/a PHUONG NGUYEN, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Phuong Thuy Nguyen a/k/a Phuong Nguyen, deceased, whose date of death was Feb-

HILLSBOROUGH COUNTY

ruary 10, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against 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 October 31, 2025.

Personal Representative:
Nhi Boikha Nguyen
11439 Cypress Park Street
Tampa, Florida 33624

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:
rhianna@atcauselaw.com

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-003436

IN RE: ESTATE OF ANTHONY ARMETTA Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANTHONY ARMETTA, deceased, whose date of death was May 11, 2025; File Number 25-CP-003436, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
HEATHER ANN ARMETTA
926 Jere Circle
Lakeland, FL 33801

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

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-006616

HIGHGATE II CONDOMINIUM ASSOCIATION, INC., Plaintiff,
vs.

JENNIPHER ROBBINS, ARTHUR WILLIAM MOFFA, JR., AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST ARTHUR A. MOFFA, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on Oc-

HILLSBOROUGH COUNTY

tober 13, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Unit 155, Phase 2 of Highgate II Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4054, Page(s) 371, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements.

ADDRESS: 2024 Heathfield Circle Unit #155, Sun City Center, FL 33573

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on December 5, 2025.

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

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

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

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-012972

CHEVAL PROPERTY OWNERS ASSOCIATION, INC., Plaintiff,
vs.

SUZANNA B. ROBERTS, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on October 9, 2025 by the County Court of Hillsborough County, Florida, the property described as:

LOT 4, BLOCK 2, OF CHEVAL POLO AND GOLF CLUB PHASE 1-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

THAT PART OF LOT 3 BLOCK 2 OF CHEVAL POLO AND GOLF CLUB PHASE 1-A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT 57 PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA BEING DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3 BLOCK 2 RUN THENCE S 69 DEGREES 15 MINUTES 23 EAST 20 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 3 THENCE RUNNING THROUGH SAID LOT 3 SOUTH 20 DEGREES 44 MINUTES 37 SECONDS WEST 221.05 FEET TO A PORTION IN THE SOUTH BOUNDARY OF SAID LOT 3 THENCE N 69 DEGREES 15 MINUTES 23 SECONDS WEST 20 FEET ALONG THE SOUTH BOUNDARY TO THE SOUTHWEST CORNER OF SAID LOT 3 THENCE NORTH 20 DEGREES 44 MINUTES 37 SECONDS EAST 221.05 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 TO THE POINT OF BEGINNING.

ADDRESS: 4813 Cheval Blvd., Lutz, FL 33558

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg 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.

Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-020253

LAS PALMAS TOWNHOMES OWNERS ASSOCIATION, INC., Plaintiff,
vs.

MR. JR PREMIER PROPERTIES LLC, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on Oc-

HILLSBOROUGH COUNTY

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on October 17, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Lot 37, LAS PALMAS TOWNHOME-FACE 2 according to the map or plat thereof as recorded in Plat Book 105, Pages 196 through 202, of the Public Records of Hillsborough County, Florida.

ADDRESS: 2008 Fiesta Ridge Court, Tampa, FL 33604

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on December 1, 2025.

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

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

/s/ Natalie N. Minor
Natalie N. Minor, Esquire
Florida Bar No: 1039661
nminor@appletonreiss.com
Appleton Reiss, PLLC
215 N. Howard Ave., Suite 200
Tampa, FL 33606
Phone: 813-542-8888
Fax: 813-542-5054
Attorney for Plaintiff

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA COUNTY CIVIL DIVISION
CASE NO.: 2025-CC-015584

LAKEVIEW AT CALUSA TRACE CONDOMINIUM ASSOCIATION, INC., Plaintiff,
vs.

RAYMOND DIEFFENBACHER, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on October 13, 2025 by the County Court of Hillsborough County, Florida, the property described as:

Condominium Unit 4202 of Lake View at Calusa Trace, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 15389, Pages 553 through 657, of the Public Records of Hillsborough County, Florida; together with any and all amendments thereto, as from time to time may be filed of record; and according to the Condominium Plat thereof recorded in Condominium Book 20, Page 36, of the Public Records aforesaid; together with an undivided share or interest in the common elements appurtenant thereto.

ADDRESS: 18101 Peregrines Perch Place, #202, Lutz, FL 33558

will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, electronically online at www.hillsborough.realforeclose.com at 10:00 A.M. on December 5, 2025.

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

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

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

10/31-11/7/25LG 2T

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

Case No.: 23-CC-125237

THE QUARTER AT YBOR CONDOMINIUM ASSOCIATION, INC., Plaintiff,
vs.

KENNETH D. MYERS, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 19, 2025, by the County Court of Hillsborough County, Florida, the property described as:

Unit No. 5-315 of THE QUARTER AT YBOR, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 15311, at Page 1006, of the Public Records of Hillsborough County, Florida and all amendments thereto, together with its undivided share in the common elements.

HILLSBOROUGH COUNTY

E. Palm Ave, Unit 5315, Tampa, FL 33605 (hereinafter "Property").

will be held to the highest bidder for cash at public sale by the Hillsborough County Clerk of Court, electronically online at www.hillsborough.realforsale.com at 10:00 A.M. on December 1, 2025.

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

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

Dated this 22nd day of October 2025.

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

10/31-11/7/25LG 2T

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

Case No.: 24-DR-010990
Division: B

IN RE: ADOPTION OF

A.G.G.,
Adoptee

NOTICE OF HEARING AND NOTICE OF ACTION TO TERMINATE PARENTAL RIGHTS PENDING ADOPTION

TO: ANDRES FELIPE LONDONO GIRALDO
Address Unknown

A petition to terminate parental rights pending adoption has been filed. A Copy of the Petition and Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, 800 E Twigg St, Tampa, FL 33602. You may review these documents upon request.

The minor child is identified as follows:

Name of child on birth certificate: A.L.G.
Date of Birth: 08/12/2014
Place of Birth: Miami, Florida
NAME TO BE GIVEN TO CHILD
A.G.G.

Physical Description of Respondent:

Age: 43, DOB 08/13/1981
Race: White
Hair Color: Black/Dark Brown
Eye Color: Brown
Approximate Height: 5'7"
Approximate Weight: 150 LBS

There will be a hearing on the petition to terminate parental rights pending adoption on NOVEMBER 24, 2025 at 11:00 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing.

FAILURE TO TIMELY FILE A WRITTEN RESPONSE AND APPEAR AT THE HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL TERMINATE PARENTAL RIGHTS.

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602-4935, before NOVEMBER 24, 2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twigg St., Tampa, Florida 33602, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

Dated 10/21/2025
Victor D. Crist
Clerk of the Circuit Court
800 E. Twigg St., Tampa, FL 33602
By: /s/ Jennifer Taylor
Deputy Clerk

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

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

JUVENILE DIVISION
CASE NO. 23-DP-670
DIVISION: B

IN THE INTEREST OF:
J.B. DOB: 11/4/2015
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: VIRGINIA BENSON, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: J.B. born on 11/4/2015. You are hereby commanded to appear on December 1, 2025, at 2:00 PM before the Honorable Richard H. Martin at the Hillsborough

HILLSBOROUGH COUNTY

Courthouse, Edgecomb Courthouse, 800 East Twigg Street, Tampa, Florida 33602, for an **ADVISORY HEARING** on Department's Termination of Parental Rights.

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

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. Twigg 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 16th day of October, 2025.

Victor Crist, Clerk of Court
Hillsborough County, Florida
By: /s/ Santiago Zambrano
As Deputy Clerk

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-003382

IN RE: ESTATE OF
PETER JOHN BROCK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PETER JOHN BROCK, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is 800 E Twigg Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 October 24, 2025.

Personal Representative:
PETER JOHN BROCK, JR.
1114 Lancelot Lane
Conway, SC 29526
Attorney for Personal Representative:
/s/ Bishop L. Toups
BISHOP L. TOUPS
Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION
FILE NO. 25-CP-003480
DIVISION A

IN RE: ESTATE OF
ROBERT P. SMITH, JR.,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROBERT P. SMITH, JR., deceased, whose date of death was August 12, 2025, and whose social security number is XXX-XX-6633, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E Twigg St, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
MARTHA LYNN WHITE
8491 NW 141st Street

HILLSBOROUGH COUNTY

Trenton, FL 32693

Attorney for Personal Representative:
Daniel M. Coton, Esquire
TRINKLE REDMAN, P.A.
121 N Collins Street
Plant City, FL 33563
Telephone: (813) 752-6133
Florida Bar Number: 857335

10/24-10/31/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No.: 25-CP-003191

IN RE: ESTATE OF
TONI E. GOOLSBY
Deceased.

NOTICE TO CREDITORS

The administration of the estate of TONI E. GOOLSBY deceased, who deceased on February 28, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg Street, Room 206, Tampa, Florida 33602; mailing address P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
/s/ Kimberly Goolsby-Meyer
701 East Caracas St.
Tampa, Florida 33603

Attorneys for Personal Representative:
/s/ David J. Plante, Esquire
Florida Bar No.: 990582
The Plante Law Group, PLC
806 North Armenia Ave.
Tampa, Florida 33609
plg@theplantelawgroup.com
david@theplantelawgroup.com
Tel. (813) 875-5297
Fax (813) 879-5297

10/24-10/31/25LG 2T

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

Case No.: 25-013860
Division: F-P

YASSMIN ROQUE,
Petitioner,
and

OMAR GONZALEZ GONZALEZ,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

TO: OMAR GONZALEZ GONZALEZ
Last Address:
2711 Golfview St., Lakeland, FL 33801

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on YASSMIN ROQUE, whose address is P.O. Box 422, Wimauma, FL 33598, on or before 11/20/2025, and file the original with the clerk of this Court at 800 E. Twigg St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon 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 15, 2025

Victor D. Crist, Clerk of the Circuit Court
800 E Twigg St, Tampa, FL 33602
By: /s/ Erma Yerdon
Deputy Clerk

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

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

Case No.: 25-012763
Division: E-P

ROLANDO TIUL CHUB,
Petitioner,
and

DOMINGA CHUB CHO,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR OR DEPENDENT CHILDREN**HILLSBOROUGH COUNTY**

TO: DOMINGA CHUB CHO
Last Address: Calle Principal Santa Catalina, La Tinta, Guatemala

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ROLANDO TIUL CHUB, whose address is 4822 Sierramadre Dr., Tampa, FL 33634, on or before 11/20/2025, and file the original with the clerk of this Court at 800 E. Twigg St., Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon 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 September 24, 2025

Victor D. Crist, Clerk of the Circuit Court
800 E Twigg St, Tampa, FL 33602
By: /s/ Mary Glover
Deputy Clerk

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

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

Case No.: 25 DR 012606
Division: PP

KEVIN DARNELL SINGLETARY,
Petitioner,
and

RAYASIA DOMINIQUE SINGLETARY,
Respondent.

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

TO: RAYASIA DOMINIQUE SINGLETARY
Last known address:
243 Dryden Pl, Brooksville, FL 34601

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KEVIN DARNELL SINGLETARY, whose address is 11717 Blackbrook Ct, Seffner, FL 33584, on or before 11/25/2025, and file the original with the clerk of this Court at 800 E. Twigg St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 10/20/2025

Victor D. Crist, Clerk of the Circuit Court
800 E Twigg St, Tampa, FL 33602
By: /s/ Wesley Tanner
Deputy Clerk

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

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

Case No.: 25-DR-010291
Division: CP

ADORNO, MICHAEL,
Petitioner,
and

DIAZ, ALLISON MARIE,
Respondent.

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

TO: DIAZ, ALLISON MARIE
Last known address:
5310 Lime Ave, Seffner, FL 33584

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 ADORNO, MICHAEL, whose address is 1753 Open Field Loop, Brandon, FL 33510, on or before 11/14/25, and file the original with the clerk of this Court at 800 E Twigg St, Tampa, FL 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of

HILLSBOROUGH COUNTY

Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated 10/9/25

Victor Crist, Clerk of the Court
Hillsborough County Courthouse
800 E. Twigg St., Tampa, FL 33602
By: /s/ Jessica Saladin
Deputy Clerk

10/17-11/7/25LG 4T

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

JUVENILE DIVISION
CASE NO. 24-DP-544
DIVISION: B

IN THE INTEREST OF:
McNally, Yahir DOB: 10/17/2023
MINOR CHILD

NOTICE OF ACTION DISESTABLISHING OF PATERNITY

TO: ALBERTO VALLADARES
Address unknown

YOU ARE HEREBY NOTIFIED that the prospective father, Carlos Marrero has filed a Petition for Order Establishing Paternity and Disestablishing Paternity for the child, Y.M. born on 10/17/2023. You are hereby commanded to appear on December 8, 2025, at 2:00 PM before the Honorable Richard H. Martin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twigg Street, Tampa, Florida 33602, for a MOTION HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS MOTION HEARING CONSTITUTES CONSENT TO THE PETITION FOR ORDER ESTABLISHING PATERNITY AND DISESTABLISHING PATERNITY. 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.

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. Twigg 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 9th day of October, 2025.

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

10/17-11/7/25LG 4T

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

JUVENILE DIVISION
CASE NO. 25-DP-457
DIVISION: D

IN THE INTEREST OF:
M.M. DOB: 5/16/2025
MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: ANGEL DOWDELL, DOB: 12/26/83
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: M.M. born on 5/16/2025. You are hereby commanded to appear in person on December 4, 2025, at 11:00 AM before the Honorable Lisa D. Campbell, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twigg Street, Tampa, FL 33602, Court Room 310 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.

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. Twigg 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

HILLSBOROUGH COUNTY

Petitioner
vs.
DISTRESSED BUYERS II LLC AS TRUSTEE OF THE SULPHUR SPRINGS JUNEAU LAND TRUST; BABITO I CORP. AND ANY AND ALL UNKNOWN PARTIES
Respondents.

**NOTICE OF ACTION
CONSTRUCTIVE SERVICE**

TO: THE DISTRESSED BUYERS II LLC AS TRUSTEE OF THE SULPHUR SPRINGS JUNEAU LAND TRUST; BABITO CORP. AND ANY AND ALL UNKNOWN PARTIES

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

Legal Description:

Parcel 1: Lot 1 and 2, Block 36, together with the West 1/2 of closed alley abutting on the East and Lots 10, 11, 12, and 13, Block 35 together with the East 1/2 of closed alley abutting on the West, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the map or plat thereof as recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146579-0000; Address: 8216 N 13th St., Tampa, FL)

Parcel 2: Lot 18 and that part of the East 1/2 of the vacated alley abutting thereon, Block 25, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the Plat thereof, recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146460-0000; Address: 8302 N Klondyke St., Tampa, FL)

Parcel 3: Lot 1, Block 35, SULPHUR SPRINGS ADDITION TO TAMPA FLORIDA, according to the Plat thereof, recorded in Plat Book 6, Page 5, of the Public Records of Hillsborough County, Florida. (Folio ID: 146572-0000; Address: 1203 E Juneau St., Tampa, FL)

You have been identified as having a potential interest in the outcome of the proceedings. You are required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Tomas J. Yi, Esq., 5109 N. Nebraska Ave., Tampa, FL 33603, telephone (727) 270-7555, within thirty (30) days of the first publication of this Notice, the nature of this proceeding being a Quiet Title of Real Property regarding the above referenced property. **Please respond on or before 11/17/25.**

If you fail to file your response or an answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Tomas J. Yi, Esq., 5109 N. Nebraska Ave., Tampa, FL 33603, telephone (727) 270-7555, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint. **Please respond on or before 11/17/25.**

DATED this 10th day of October 2025.

Victor D. Crist
Clerk of the Circuit Court
800 E Twiggs St #101, Tampa, FL 33602

By: /s/ Jennifer Taylor
Deputy Clerk

10/17-11/7/25LG 4T

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

Case No.: 25-DR-0133373
Division: RP

DEMPSEY LEWIS GOODWIN,
Petitioner,
and
EUGILL ANASCO FLORES,
Respondent.

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

TO: EUGILL ANASCO FLORES
Last known address: 14434 Woodland Spur Dr, Lithia, FL 33547

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 DEMPSEY LEWIS GOODWIN, whose address is 14434 Woodland Spur Dr, Lithia, FL 33547, on or before 11/12/2025, and file the original with the clerk of this Court at 301 N. Michigan Ave., Plant City, FL 35565, 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:

2021 Nissa' Kicks and \$15,000.00 cash deposited into personal checking and savings accounts of Eugill Anasco Flores

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

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

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

Dated 10/6/2025

Victor Crist, Clerk of Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602

By: /s/ John Rollo
Deputy Clerk

10/17-11/7/25LG 4T

**MANATEE COUNTY
MANATEE COUNTY****IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA**

PROBATE DIVISION
File No. 2025 CP 002432
Division Probate

IN RE: ESTATE OF
HELENE JENSEN SMITH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Helene Jensen Smith, deceased, whose date of death was 19 February 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
James Ransom Smith
11902 Woodland Terr
Parrish, FL 34219

Attorney for Personal Representative:
Marc H. Feldman
mhf@feldmanroback.com
Florida Bar No. 276537
Feldman & Roback
3908 26th St W
Bradenton, FL 34205
941-758-8888

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

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022CA002052AX
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,
VS.

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

RE-NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 28th day of October, 2025, and entered in Case No. 2022CA002052AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MICHAEL E. SHEETS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A BRIANA SHEETS; CANDICE JO SHEETS; SHEFFIELD GLENN HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angelina Colonnese as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 11th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 44, SHEFFIELD GLENN, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 190 THROUGH 196, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 28th day of October, 2025.

By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900

MANATEE COUNTY

Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023786

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN & FOR
MANATEE COUNTY, FLORIDA
Clerk Case Number: 2025-CA-000544-AX
FREEDOM MORTGAGE CORPORATION
Plaintiff(s),
v.

DAVID HILL, UNKNOWN SPOUSE OF
DAVID HILL AND UNKNOWN TENANT
IN POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure dated the 29th day of October, 2025, and entered in Case No. 2025-CA-000544-AX, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and DAVID HILL; UNKNOWN SPOUSE OF DAVID HILL; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angelina Colonnese as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00 A.M. on the 3rd day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 69, Cordova Lakes, Phase III, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 165, of the Public Records of Manatee County, Florida.

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

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

Dated this 3rd day of November, 2025.

By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813

Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1024038

**IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA**

PROBATE DIVISION

File No. 2025CP002320AX

IN RE: ESTATE OF
JACQUELINE M. HASKETT
Deceased.

**NOTICE OF ACTION
(formal notice by publication)**

TO: PAM STEVENSON,
BRIDGET STEVENSON,
CHRISTOPHER JOHNSON AND
ANY AND ALL HEIRS OF THE ESTATE
OF JACQUELINE M. HASKETT

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 10/31/2025, 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.

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

Signed on 10/3/2025.

First Publication on 10/17/2025.

Angelina Colonnese
Manatee County Clerk of The Circuit Court

By: /s/ C.L.
As Deputy Clerk

10/17-11/7/25LG 4T

**IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA**

PROBATE DIVISION

File No. 2025CP002320AX

IN RE: ESTATE OF
JACQUELINE M. HASKETT
Deceased.

**NOTICE OF ACTION
(formal notice by publication)**

TO: PAM STEVENSON,
BRIDGET STEVENSON,
CHRISTOPHER JOHNSON AND
ANY AND ALL HEIRS OF THE ESTATE
OF JACQUELINE M. HASKETT

YOU ARE NOTIFIED that a Petition for

MANATEE COUNTY

Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 10/31/2025, 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.

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

Signed on 10/3/2025.

First Publication on 10/17/2024.

Angelina Colonnese
Manatee County Clerk of The Circuit Court

By: /s/ C.L.

As Deputy Clerk

10/17-11/7/25LG 4T

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by St. Augustine Resort Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at St. Augustine Resort Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in St. Augustine Resort Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 9820, Page 1488, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration'). The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jordan A Zepetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Lizzet Colon, CALLE 39 LL #1 JARDINES DEL CARIBE, Ponce, PR 00728; WEEK: 08; UNIT: 26312; TYPE: Annual; TOTAL: \$2,271.25; PER DIEM: \$0.50; NOTICE DATE: October 21, 2025 File Numbers: 25-019824 MDK-54550

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Vistana Cascades Condominium Association, Inc., a Florida Corporation for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Vistana Cascades Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Cascades Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 5312, Page 2312, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration'). The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to pay condominium assessments and dues resulting in a Claim of Lien encumbering the 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 (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the

ORANGE COUNTY

date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Jordan A Zepetello, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Milad Salim Semaan Khachab, LOTE #4 LOS LLANOS, La Garita Costa Rica and Olga Francini Jara Portocarrero, URBANIZACION SUIZA #4 BELLO HORIZONTE, Escazu Costa Rica; WEEK: 18; UNIT: 2444; TYPE: Annual; TOTAL: \$2,652.30; PER DIEM: \$0.80; NOTICE DATE: October 23, 2025 OBLIGOR: Juan Max Rejalaga Quinones, JUEZ ENRIQUE PINO 2285 BARRIO SAN JORGE, Asuncion Paraguay and Roberta De Arruda Rejalaga, JUEZ ENRIQUE PINO 2285 BARRIO SAN JORGE, Asuncion Paraguay; WEEK: 49; UNIT: 2515; TYPE: Annual; TOTAL: \$2,652.30; PER DIEM: \$0.80; NOTICE DATE: October 23, 2025 OBLIGOR: Luz Inai Rodriguez Rivera, 24 VILLA DE ENSENAT, Mayaguez, PR 00682-7524 and Israel Valentin Alers, 24 VILLA DE ENSENAT, Mayaguez, PR 00682-7524; WEEK: 45; UNIT: 2527; TYPE: Even Biennial; TOTAL: \$1,463.48; PER DIEM: \$0.31; NOTICE DATE: October 23, 2025 OBLIGOR: Edsel Nivillac, AKA E. J. Nivillac, Grebbelinieweg 35, Curacao Curaçao and Imelda Nivillac Sanchez, AKA I. M. Nivillac Sanchez, GREBBELINIEWEG 35, Curacao Netherlands; WEEK: 47; UNIT: 2647; TYPE: Annual; TOTAL: \$2,226.00; PER DIEM: \$0.61; NOTICE DATE: October 23, 2025 OBLIGOR: Lidia Hidalgo, CALLE PARQUE DEL DESIERTO DEL CARMEN, 42, Colonia Jardines Del Alba 54750 Mexico; WEEK: 44; UNIT: 2669; TYPE: Annual; TOTAL: \$2,226.61; PER DIEM: \$0.61; NOTICE DATE: October 23, 2025 File Numbers: 25-018788, 25-018847, 25-018857, 25-019856, 25-019903 MDK-54557

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A - Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A - Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zepetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Laureano Alberto Salas Santana, HEREDIA DE LA MC DONALD CARRETERA BARVA 250 OESTE Y 25 NORTE M.D. Heredia Costa Rica; VOI: 273204-01; TYPE: Annual; POINTS: 25800; TOTAL: \$8,133.47; PER DIEM: \$2.60; NOTICE DATE: October 24, 2025 OBLIGOR: Diego Roberto Petrich, RUTA 52 NO 3350, Canning 1842 Argentina and Ileana Estela Veiga Nogueira, RUTA 52 NRO 3350, Canning 1842 Argentina; VOI: 322448-01; TYPE: Annual; POINTS: 137000; TOTAL: \$56,341.86; PER DIEM: \$17.84; NOTICE DATE: October 24, 2025 OBLIGOR: Kelly Johanna Villafane Campos, CALLE 152 # 72-01 TORRE S APT 401, Bogota 1011001 Colombia and Fredy Giovanni Rodriguez Hernandez, CALLE 152 # 72-02 TORRE S APT 401, Bogota 1011001 Colombia; VOI: 322641-01; TYPE: Annual; POINTS: 20700; TOTAL: \$11,949.30; PER DIEM: \$8.16; NOTICE DATE: October 24, 2025 OBLIGOR: Yuleidy Sanchez Puello, Av Jacobo Majuta Residencial Villa Los Milagros Manzana B Ed 31 Ap 301, Villa Mella Dominican Republic; VOI: 323011-01; TYPE: Annual; POINTS: 44000; TOTAL: \$18,837.72; PER DIEM: \$6.60; NOTICE DATE: October 24, 2025 OBLIGOR: Mario Pedro De Cerqueira Caldas Neto, RUA 15 DE NOVEMBRO 1589, Campo Grande 79002-141 Brazil and Manuela Morbin Leite De Barros, Rua 15 De Novembro 1589, Campo Grande 79002-141 Brazil; VOI: 323451-01; TYPE: Annual; POINTS: 56300; TOTAL: \$22,887.52; PER DIEM: \$8.15; NOTICE DATE: October 24, 2025 File Numbers: 25-022224, 25-022322, 25-022324, 25-022329, 25-022332 MDK-54549

(Continued on next page)

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan (“Declaration”), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida, and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jasmin Hernandez, Esq., Michael E. Carleton, Esq., Jordan A. Zepetello, Esq., as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Adekola Olugbenga Balogun, C177 Road 11 Zone C Nicon Town Estate Lekki, Lagos 0000 Nigeria and Perpetua Lilian Balogun, C177 Road 11 Zone C Nicon Town Estate Lekki, Lagos 0000 Nigeria; VOI: 323702-01; TYPE: Annual; POINTS: 30000; TOTAL: \$10,211.56; PER DIEM: \$3.14; NOTICE DATE: October 24, 2025 OBLIGOR: Antonio Roberto Dias De Oliveira Antonino, Rua Ana Camelo Da Silva No 38 Apto 1402, Recife 51111-040 Brazil; VOI: 323745-01; TYPE: Annual; POINTS: 37000; TOTAL: \$15,881.59; PER DIEM: \$5.54; NOTICE DATE: October 24, 2025 OBLIGOR: Efendy Enrique Recalde Estrella, FRANCISCO DE NATES N 42-104 Y MARIANO ECHEVERRIA CASA #107, Quito 170157 Ecuador and Paulina De Las Mercedes Carrera Custode, FRANCISCO DE NATES N 42-104 Y MARIANO ECHEVERRIA CASA #107, Quito 170157 Ecuador; VOI: 324021-01; TYPE: Annual; POINTS: 67100; TOTAL: \$28,381.79; PER DIEM: \$10.18; NOTICE DATE: October 24, 2025 OBLIGOR: Maria Madalena Sam Lavelle, 194 Prince Of Wales Lane Yardley Wood, Birmingham B14 4LH United Kingdom and Maria Regina Francisca D. Baker, 194 PRINCE OF WALES LANE YARDLEY WOOD, Birmingham B14 4LH United Kingdom; VOI: 324052-01; TYPE: Annual; POINTS: 100000; TOTAL: \$42,733.02; PER DIEM: \$13.37; NOTICE DATE: October 24, 2025 OBLIGOR: Pablo Mourao Martins, Rua Duque De Caxias 130 Centro, Nova Serrana 35520-018 Brazil and Amanda Cristina Ferreira, Rua Duque De Caxias 130 Centro, Nova Serrana 35520-018 Brazil; VOI: 324707-01; TYPE: Annual; POINTS: 56300; TOTAL: \$25,218.34; PER DIEM: \$9.06; NOTICE DATE: October 24, 2025 File Numbers: 25-022334, 25-022335, 25-022338, 25-022340, 25-022346 MDK-54553

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

Valerie N. Edgecombe, as Foreclosure Trustee for Palm Financial Services, LLC Plaintiff,

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

Division: 73 Judge Andrew L. Cameron

PUBLISH 4 CONSECUTIVE WEEKS NOTICE OF INTERPLEADER ACTION AGAINST DEFENDANT CARLOS WESLEY MOSES ARIAS AND MARIA DEL CARMEN ARANGO DE MOSES TO:

CARLOS WESLEY MOSES ARIAS SANTA MARIA VINTAGE APT 5 PANAMA CITY, Republic of Panama 0831 PANAMA MARIA DEL CARMEN ARANGO DE MOSES SANTA MARIA PH VINTAGE TORRE A APT 5 PANAMA CITY PANAMA

and all parties claiming interest by, through, under or against Defendant(s) CARLOS WESLEY MOSES ARIAS AND MARIA DEL CARMEN ARANGO DE MOSES, and all parties having or claiming to have any right, title or interest in the property herein described;

YOU ARE NOTIFIED that an interpleader action involving funds available following the enforcement of a lien on the following described Timeshare

ORANGE COUNTY

Ownership Interest in Orange County, Florida:

An undivided 0.6141% interest in Unit 2K of Copper Creek Villas & Cabins at Disney’s Wilderness Lodge, according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.

Contract No.: 15002236.0 has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on MICHAEL E. CARLETON, Plaintiff’s attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

TIFFANY MOORE RUSSELL CLERK OF THE CIRCUIT COURT ORANGE COUNTY, FLORIDA
By: Charlotte Appline
Deputy Clerk

NOTICE TO PERSONS WITH DISABILITIES

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

FOR PUBLICATION – RETURN TO COPY:

THE MANLEY LAW FIRM LLC 11080-1021596

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

CASE NO. 2025-CA-008358-O DIVISION DIV 40

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4, Plaintiff,

vs.

CHRISTOPHER RAY TULEY; UNKNOWN SPOUSE OF CHRISTOPHER RAY TULEY; JENNIFER AMANDA STEWART; UNKNOWN SPOUSE OF JENNIFER AMANDA STEWART; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE OF ACTION

TO: CHRISTOPHER RAY TULEY

Last Known Address: 1624 Renee Ave, Orlando, FL 32825

UNKNOWN SPOUSE OF CHRISTOPHER RAY TULEY

Last Known Address: 1624 Renee Ave, Orlando, FL 32825

JENNIFER AMANDA STEWART

Last Known Address: 1624 Renee Ave, Orlando, FL 32825

UNKNOWN SPOUSE OF JENNIFER AMANDA STEWART

Last Known Address: 1624 Renee Ave, Orlando, FL 32825

UNKNOWN TENANT #1

Last Known Address: 1624 Renee Ave, Orlando, FL 32825

UNKNOWN TENANT #2

Last Known Address: 1624 Renee Ave, Orlando, FL 32825

ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in ORANGE County, Florida, legally described as:

LOT 4, BLOCK A, SINCLAIR PARK, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK V, PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

This property is located at the street address of: 1624 Renee Ave, Orlando, FL 32825.

YOU ARE REQUIRED to serve a copy of your written defenses on or before 30 days from the first date of publication, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff’s Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff’s Attorney, or immediately thereafter; otherwise, a default will be

ORANGE COUNTY

entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week for two consecutive weeks in the LA GACETA.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, fax: 407-836-2204.

WITNESS my hand and the seal of the court on October 30th, 2025.

Tiffany Moore Russell
Clerk of The Circuit Court

By: /s/ Lauren Scheidt
Attorney for Plaintiff:

Annalise Hayes DeLuca, Esq.
Audrey J. Dixon, Esq.
Elizabeth A. Wulff, Esq.

MCMICHAEL TAYLOR GRAY, LLC
Attorney for Plaintiff

3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092

Phone: 404.474.7149
Email: service@mtglaw.com

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

ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (EPD) NOTICE OF FINAL AGENCY ACTION

Permittee:

Brenntag Mid-South, Inc.
250 Central Florida Parkway
Orlando, Florida 32824

Authorized Representative:
John Warner, Corporate Regulatory
Compliance Manager

Air Permit No. 0950090-011-AO
Air Operation Permit Revision
Brenntag Mid-South, Inc.

Orlando Plant
Orange County, Florida

Project: This is the final air operation permit, which authorizes the operation of Brenntag Mid-South, Inc., Orlando Plant which is a chemical storage and handling facility (Standard Industrial Classification No. 2869 – Industrial Organic Chemicals, Not Elsewhere Classified). This project revises Permit No. 0950090-010-AO to incorporate the changes authorized by Permit No. 0950090-009-AC (replace Emissions Unit (EU) 003 Celote Co., Model SPT-136 scrubber with a Vanaire VT-570 scrubber). The facility is located in Orange County at 250 Central Florida Parkway in Orlando, Florida. The UTM coordinates are Zone 17, 462.97 kilometers (km) East, and 3142.43 km North.

This final permit is organized into the following sections: Section 1 (General Information); Section 2 (Administrative Requirements); Section 3 (Emissions Unit Specific Conditions); and Section 4 (Appendices). Because of the technical nature of the project, the permit contains numerous acronyms and abbreviations, which are defined in Appendix A of Section 4 of this permit.

Permitting Authority: Applications for air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4 and 62-210 of the Florida Administrative Code (F.A.C.). The Permitting Authority responsible for making a permit determination for this project is the Orange County Environmental Protection Division (EPD). The Permitting Authority’s physical and mailing address is: 3165 McCrory Place, Suite 200, Orlando, Florida 32803. The Permitting Authority’s telephone number is 407-836-1400 and the email address is AirPermitsOrangeCounty@ocfl.net.

Petitions: A person whose substantial interests are affected by the proposed decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) in the Office of the Orange County Attorney, 201 South Rosalind Avenue, Third Floor, Orlando, Florida 32801. Petitions filed by the applicant or any of the parties listed below must be filed within 14 days of receipt of this notice. Petitions filed by any other person must be filed within 14 days of receipt of this proposed action. A petitioner must mail a copy of the petition to the applicant at the address indicated above, at the time of filing. 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 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 EPD’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, and telephone number of the petitioner; the name, address and telephone number of the petitioner’s representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner’s substantial interests will be affected by the agency determination; (c) A statement of how and when each petitioner received notice of the agency action or proposed action; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency’s proposed action; and, (g) A statement of the relief sought by the petitioner, stating precisely the action 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 pro-

cess is designed to formulate final agency action, the filing of a petition means that the EPD’s final action may be different from the position taken by it in this notice. 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.

Effective Date: This permitting decision is final and effective on the date filed with the clerk of the Permitting Authority unless a petition is filed in accordance with the above paragraphs or unless a request for extension of time in which to file a petition is filed within the time specified for filing a petition pursuant to Rule 62-110.106, F.A.C., and the petition conforms to the content requirements of Rules 28-106.201 and 28-106.301, F.A.C. Upon timely filing of a petition or a request for extension of time, this action will not be effective until further order of the Permitting Authority.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the EPD’s action may also request an extension of time to file a petition for an administrative hearing. The EPD may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of the Orange County Attorney, 201 South Rosalind Avenue, Third Floor, Orlando, Florida 32801 before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

Judicial Review: Any party to this permitting decision (order) has the right to seek judicial review of it under Section 120.68, F.S., by filing a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the clerk of the Office of the Orange County Attorney, 201 South Rosalind Avenue, Third Floor, Orlando, Florida 32801, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The notice must be filed within 30 days after this order is filed with the clerk of the EPD.

11/7/25LG 1T

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.

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

TO: CARLOS BATISTA

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

YOU ARE NOTIFIED that an action for Supplemental Petition to Modify Parental Responsibility, Visitation, or Parenting Plan/Time-Sharing Schedule and Other Relief has been filed against you and that you are required to serve a copy of your written defenses, if any, to attorney for RANELL 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

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-003168-O

IN RE: ESTATE OF BENJAMIN BARNES MARTINEZ

Deceased.

NOTICE TO CREDITORS

The administration of the estate of BENJAMIN BARNES MARTINEZ, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative’s attorney are set forth below.

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

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a 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 ON OR BEFORE THE TIME OF THE FIRST PUBLICATION OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

Personal Representative:
Esther Myriam Rivera
7667 Gramercy Drive
Orlando, Florida 32818

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

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

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

CIVIL DIVISION

Case No.: 2024-CA-006367-O

Division: 34

REGIONS BANK D/B/A REGIONS MORTGAGE,

Plaintiff,

-vs-

DARRIN M. ANDERSON, THE UNKNOWN SPOUSE OF DARRIN M. ANDERSON, JUDITH KAY ANDERSON, THE UNKNOWN SPOUSE OF JUDITH KAY ANDERSON, KRISTAN MARIE ANDERSON, THE UNKNOWN SPOUSE OF KRISTAN MARIE ANDERSON, JOHN WESLEY ANDERSON, and THE UNKNOWN SPOUSE OF JOHN WESLEY ANDERSON, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties

(Continued on next page)

ORANGE COUNTY

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 UNITED STATES OF AMERICA; VENEZIA OF ORANGE COUNTY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; PERSOLVE RECOVERIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Orange County, Florida, Tiffany Moore Russell, the Clerk of the Circuit Court, will sell the property situate in Orange County, Florida, described as:

Lot 30, VENEZIA, according to the plat thereof, recorded in Plat Book 67, Pages 117 through 119, of the Public Records of Orange County, Florida.

at public sale, to the highest and best bidder, for cash, by electronic sale beginning at **11:00 a.m. on December 2, 2025** at www.myorangeclerk.realforeclose.com.

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.

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.

NOTE: This communication, from a debt collector, is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED this 23rd day of October 2025.

ROD B. NEUMAN, Esquire
For the Court

By: /s/ ROD B. NEUMAN, Esquire
Gibbons Neuman

3321 Henderson Blvd, Tampa, FL 33609
10/31-11/7/25LG 2T

**NOTICE OF ADMINISTRATIVE COMPLAINT
ORANGE COUNTY**

To: NICOLE M. DAVIS

Case: CD202506316/D 3429208/3502664
An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

**NOTICE OF ADMINISTRATIVE COMPLAINT
ORANGE COUNTY**

To: ACHILLES A. RODRIGUEZ

Case No.: CD202508322/D 3335782
An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

**NOTICE OF ADMINISTRATIVE COMPLAINT
ORANGE COUNTY**

To: CLIFTON J. SPIGNER

Case No.: CD202506020/G 3302735
An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

**NOTICE OF SUSPENSION
ORANGE COUNTY**

To: CLIFTON J. SPIGNER

Case No.: CD202506410/D 3312677
A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this

OSCEOLA COUNTY

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

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

OSCEOLA COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CASE NO. 2025 CA 002412 MF

MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff,

vs.

PATRICIA H. KENT, ET AL.
Defendant(s).

NOTICE OF ACTION

TO: PATRICIA H. KENT
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
213 Memphis Pl, Saint Cloud, FL 34769

UNKNOWN TENANT #1
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
213 Memphis Pl, Saint Cloud, FL 34769

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

LOT 14 AND THE WEST 15 FEET OF VACATED GRAPE AVENUE ABUTTING THE REAR, SAVANNA PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 62, 63 AND 64, AS CORRECTED IN O.R. BOOK 868, PAGES 2521, 2522 AND 2523, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Osceola County, Court Administration at (407) 742-2417, fax 407-835-5079 or at ctadmd2@ocnjcc.org, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Clerk of the Circuit Court

By: /s/
Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners

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

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-004817

BRIGHTON LAKES COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

ROGER HERNANDEZ,
Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-004817, that resulted from the Final Hearing on or about October 21, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-004817 on about October 21, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Kelvin Soto, Esq., the Clerk of the Court will sell the property situated in OSCEOLA County, Florida described as:

Lot 45, BRIGHTON LAKES PHASE 1 - PARCEL F, according to the map or plat thereof as recorded in Plat Book 13, Page 47, Public Records of Osceola County, Florida.

and commonly known as: 2561 Volta Cir, Kissimmee, FL 34746; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, at **3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741, on November 25, 2025 at 11:00AM.**

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding or event, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079 at least 7 days before your scheduled court appearance, or immediately upon receiving notification if the time before the scheduled court appearance is less than 7 days. If you are hearing or voice impaired, call 711 to reach the Telecommunications Relay Service.

Dated this November 3, 2025.

/s/ J. Clarke Brannon, Esq.

Nathan A. Frazier, Esq., for the firm
J. Clarke Brannon, Esq., for the firm
Attorney for Plaintiff

202 S Rome Ave #125, Tampa, FL 33606
45107.251

OSCEOLA COUNTY

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

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000812 PR
Division Probate

IN RE: ESTATE OF
THEODA MCCRIMON JR
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Theoda McCrimon III, deceased, whose date of death was December 5, 2024, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Suite 6460, Kissimmee, FL 34741 Courtroom 4A. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS 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 Petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Petitioner:

Theoda McCrimon III
391 Cheyney Road
Glen Mills, PA 19342

Attorney for Petitioner:

/s/ Shawn Smith
Shawn R.H. Smith
Attorney
Florida Bar Number: 489492
RTRLaw
189 S. Orange Avenue Suite 840
Orlando, FL 32801
Telephone: (407) 343-5152
Fax: (954) 370-1992
E-Mail: ssmith@rtrlaw.com

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

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

PNC Bank, National Association
Plaintiff,

vs.

Paula M. Suarez, et al.
Defendants. Case No.: 2020 CA 000618
Division: 61
Judge Christine E. Arendas

NOTICE OF SALE

Notice is hereby given that on January 7, 2026 at 11:00AM, the below named Clerk of Court will offer by sale in Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 the following described real property:

Lot 6, Celebration West Village, according to the plat thereof as recorded in Plat Book 9, Pages 91-97, of the Public Records of Osceola County, Florida.
Commonly known as: 610 Canne Place, Kissimmee, FL 34747

Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on December 11, 2024, in Civil Case No. 2020 CA 000618 MF, pending in the Circuit Court in Osceola County, Florida.

KELVIN SOTO

CLERK OF THE CIRCUIT COURT

OSCEOLA COUNTY, FLORIDA

Craig P. Rogers (FLBN: 352128)

Michael E. Carleton (FLBN: 1007924)

Jordan A. Zeppetello (FLBN: 1049568)

Jasmin Hernandez (FLBN: 1044494)

The Manley Law Firm LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 607-404-5266

Telecopier: 614-220-5613

Primary: steele-file@mdklegal.com

Secondary: CPRogers@mdklegal.com

Attorney for Plaintiff

11080-1023747

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

CIVIL DIVISION

CASE NO.: 2025 CA 002240 MF

FREEDOM MORTGAGE CORPORATION

PLAINTIFF,

VS.

VAGNER ALMEIDA LLC, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Evan M. Calhoun

Last Known Address: 3071 Yellow Lan-

tana Ln, Kissimmee, FL 34747

Current Residence: UNKNOWN

TO: Evan M. Calhoun

Last Known Address: 5350 Arlington Expy

Apt 2301 Jacksonville FL 32211

Current Residence: UNKNOWN

TO: Evan M. Calhoun

Last Known Address: 3071 Yellow Lan-

OSCEOLA COUNTY

tana LN, Jacksonville FL 32211
Current Residence: UNKNOWN
TO: Evan M. Calhoun
Last Known Address: 4220 Barwood Dr
Orlando FL 32839
Current Residence: UNKNOWN
TO: Evan M. Calhoun
Last Known Address: 13401 Keisler CT
Herndon VA 20170
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 53, Encantada, Phase 1, according to thereof as recorded in Plat Book 17, Page 186, of the Public Records of Osceola County, Florida

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court this 30th day of October, 2025.

KELVIN SOTO

As Clerk of Court

By: Kelvin Soto, Esq.

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

11080-1023998

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

CIVIL DIVISION

CASE NO.: 2025 CA 002252 MF

FREEDOM MORTGAGE CORPORATION

PLAINTIFF,

VS.

ODMAR LAROSE, THALES LAROSE

AND ROSELIE SAVOIE, ET AL.,

DEFENDANT(S).

NOTICE OF ACTION

TO: Roselie Savoie

Last Known Address: 615 N Delmonte Ct,

Kissimmee, FL 34758

Current Residence: UNKNOWN

TO: Roselie Savoie

Last Known Address: 1017 S Kirkman RD

32 Orlando FL 32811

Current Residence: UNKNOWN

TO: Roselie Savoie

Last Known Address: 5412 Limelight Cir

APT 8 Orlando FL 32839

Current Residence: UNKNOWN

TO: Roselie Savoie

Last Known Address: 900 W Washington

ST APT 7 Orlando FL 32805

Current Residence: UNKNOWN

TO: Thales Larose

Last Known Address: 615 N Delmonte Ct,

Kissimmee, FL 34758

Current Residence: UNKNOWN

TO: Thales Larose

Last Known Address: 1017 S Kirkman RD

32 Orlando FL 32811

Current Residence: UNKNOWN

TO: Thales Larose

Last Known Address: 5404 Limelight Cir

cle Kissimmee FL 34758

Current Residence: UNKNOWN

TO: Unknown spouse of Odmir Larose

Last Known Address: 615 N Delmonte Ct,

Kissimmee, FL 34758

Current Residence: UNKNOWN

TO: Unknown spouse of Odmir Larose

Last Known Address: 1017 S Kirkman RD

32 Orlando FL 32811

Current Residence: UNKNOWN

TO: Odmir Larose

Last Known Address: 615 N Delmonte Ct,

Kissimmee, FL 34758

Current Residence: UNKNOWN

TO: Odmir Larose

Last Known Address: 5404 Limelight Cir

cle APT. 4 Orlando FL 32839

Current Residence: UNKNOWN

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

Lot 19, Block 1353, Poinciana Neighborhood 1 South, Village 1, according to the Plat thereof, as recorded in Plat Book 3, Page 9, of the Public Records of Osceola County, Florida.

OSCEOLA COUNTY

two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 20th day of October, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller

By: /s/ Susan Vis
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
Firm File: 019916.00351

10/31-11/7/25LG 2T

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

CASE NO.: 2025-CC-004601 CF

HICKORY GROVE HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

JOSE ANIBAL AGUAYO, JR. and
JAZMIN MARIE AGUAYO,
Defendant(s).

NOTICE OF ACTION

TO: JOSE ANIBAL AGUAYO, JR. and
JAZMIN MARIE AGUAYO
2811 Parkfield Road
Saint Cloud, FL 34772

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida:

Lot 104 of HICKORY GROVE PHASE II, according to the Plat thereof as recorded in Plat Book 28, Pages 50, 51, and 52, of the Public Records of Osceola County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 10th December 2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 21st day of October, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller

By: /s/ Susan Vis
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
Firm File: 020204.00030

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2024 CC 003571

Eagle Bay of Osceola County Homeowners Association, Inc.,
Plaintiff,
vs.

Karla Michelle Jimenez as Personal Representative of The Estate of Miguel Santiago; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure, dated October 23, 2025, and entered in Case Number: 2024 CC 003571, of the County Court in and for Osceola County, Florida. To be published in La Gaceta, wherein Eagle Bay of Osceola County Homeowners Association, Inc. is the Plaintiff, and Karla Michelle Jimenez as Personal Representative of The Estate of Miguel Santiago; are the Defendants, the clerk will sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square Room 204, Kissimmee, FL 34741, at 11:00 o'clock A.M. on December 2, 2025, the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 511 OF EAGLE BAY PHASE THREE, AS RECORDED IN PLAT BOOK 22, PAGES 104 THROUGH 105, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

Property Address: 2579 Isabela Terrace Kissimmee, FL 34743

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Court Administration, Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741, (407) 742-2417, fax 407-835-5079, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 23rd day of October, 2025

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8

OSCEOLA COUNTY

Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association

By: /s/ Don H. Nguyen
Don H. Nguyen, Esquire
Florida Bar No. 51304
don@dhnattorneys.com

10/31-11/7/25LG 2T

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

CASE NO.: 2025-CC-004600CF

DORAL WOODS HOME OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

ALEXANDRE VAN HULLE and
RAYANNE COELHO,
Defendant.

NOTICE OF ACTION

TO: Alexandre Van Hulle
2905 Elbert Way
Kissimmee, FL 34758

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida:

Lot 34, Block 3209, Poinciana Estates Section B, according to the plat thereof as recorded in Plat Book 3, Page 211, all in the Public Records of Osceola County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before December 10th, 2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 21st day of October, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller

By: /s/ Susan Vis
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
Firm File: 020824.00035

10/31-11/7/25LG 2T

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

CASE NO.: 2025 CC 005485CF

THE OAKS MASTER PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,
vs.

ESTATE OF DOLORES MILSTEAD AND THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST DOLORES MILSTEAD, DECEASED,
Defendant(s).

NOTICE OF ACTION

TO: Lakisha Mannett Hudson as Personal Representative of The Estate Dolores Milstead

4643 Gardens Park Blvd, Apt. 4106,
Orlando, FL 32839

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Osceola County, Florida:

LOT 114, OF OVEROAKS REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGES 20-24, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before December 10th, 2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

ATTN: In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) days of your receipt of this Notice; If you are hearing or voice impaired, call 1-800-955-8771.

WITNESS my hand and the seal of this Court on this 21st day of October, 2025.

Kelvin Soto, Esq.
Clerk of Court and Comptroller

By: /s/ Susan Vis
Deputy Clerk

Katherine Martinez, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff

OSCEOLA COUNTY

Firm File: 019916.00339

10/31-11/7/25LG 2T

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

Case No.: 2025-CA-1396OC

JESSICA NICOLE MARTIN
Plaintiff,
vs.

KENNETH F. GORTON
Defendant

NOTICE OF ACTION

TO: Kenneth F. Gorton, Defendant, and to all parties claiming interest by, through, under or against Defendant.

YOU ARE YOU ARE NOTIFIED that you have been designated as defendant in a legal proceeding filed against you for Tortious Interference with Expected Inheritance.

The action was instituted in the Ninth Judicial Circuit Court, OSCEOLA COUNTY, Florida, and is styled JESSICA NICOLE MARTIN vs. KENNETH F. GORTON.

You are required to serve a copy of your written defenses, if any, to the action on Aaron W. Saoud, Esq., Plaintiff's attorney, whose address is 2202 N. Westshore Blvd, Suite 200, Tampa, FL 33607, within 30 days and file the original with the clerk of this court either before service on Aaron W. Saoud, Esq. or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED: October 20, 2025

Kelvin Soto, Esq., Clerk of the Circuit Court & County Comptroller

By: Katherine Carmack, Deputy Clerk

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

PASCO COUNTY**IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA**

PROBATE DIVISION

File No. 2025CP000587

IN RE: ESTATE OF

CURTIS GALLIHER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of CURTIS GALLIHER, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL, 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

/s/ MONICA DEAR
10971 Echo Loop
New Port Richey, Florida 34654

Attorney for Personal Representative:

/s/ Michelle D'Angelone, Esq.
Attorney

Florida Bar Number: 0016478
7730 Little Road, Suite B

New Port Richey, Florida 34654
Telephone: (727) 863-0644

Fax: (727) 255-5350
E-Mail: md.tdlaw@gmail.com

Secondary E-Mail:
intake.tdlaw@gmail.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP000589

IN RE: ESTATE OF

BRENT A. BOOTH
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BRENT A. BOOTH, deceased, whose date of death was October 28, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

PASCO COUNTY

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

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

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

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

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

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

Personal Representative:

/s/ EDWINA EVANS
P.O. Box 1564
Port Richey, Florida 34673

Attorney for Personal Representative:

/s/ Michelle D'Angelone, Esq.
Attorney

Florida Bar Number: 0016478
7730 Little Road, Suite B

New Port Richey, Florida 34654
Telephone: (727) 863-0644

Fax: (727) 255-5350
E-Mail: md.tdlaw@gmail.com

Secondary E-Mail:
intake.tdlaw@gmail.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP000658

IN RE: ESTATE OF

DOROTHY ELLEN EGGERT
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DOROTHY ELLEN EGGERT, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, Suite 105, New Port Richey, FL 34654-5598. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

/s/ NANCY COCUBINSKY
14116 Faldo Court
Hudson, Florida 34667

Attorney for Personal Representative:

/s/ Michelle D'Angelone, Esq.
Attorney

Florida Bar Number: 0016478
7730 Little Road, Suite B

New Port Richey, Florida 34654
Telephone: (727) 863-0644

Fax: (727) 255-5350
E-Mail: md.tdlaw@gmail.com

Secondary E-Mail:
intake.tdlaw@gmail.com

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

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:

KATE'S SOURDOUGH

Owner: Kaoru Toyomura
5913 Elena Dr
Holiday, FL 34690

11/7/25LG 1T

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

Case No: 2025CA003049CAAXWS

CARRINGTON MORTGAGE SERVICES,

PASCO COUNTY

LLC,

Plaintiff,

vs.

BRENDA GOSSAGE; et al,
Defendants.

NOTICE OF ACTION

TO: BRENDA GOSSAGE
6234 Westport Dr
Port Richey, FL 34668

BRENDA GOSSAGE
7551 Kerry St.
New Port Richey FL 34653

BRENDA GOSSAGE
2346 Druid Rd E Lot 311
Clearwater FL 33764

UNKNOWN SPOUSE OF
BRENDA GOSSAGE
6234 Westport Dr
Port Richey, FL 34668

THE UNKNOWN SPOUSE OF
BRENDA GOSSAGE
7551 Kerry St.
New Port Richey FL 34653

THE UNKNOWN SPOUSE OF
BRENDA GOSSAGE
2346 Druid Rd E Lot 311
Clearwater FL 33764

LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

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

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

PASCO COUNTY

PASCO COUNTY, FLORIDA
CIVIL DIVISION
LAKEVIEW LOAN SERVICING, LLC
Plaintiff(s),
CASE NO.: 2023CA005040CAAXWS

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

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 21st day of October, 2025, and entered in Case No. 2023CA005040CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and GABRIELLE ALYSSA MILLER; PREFERRED CREDIT, INC.; STACEY JODAWN STOKES; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY/K/A LUCAS MATTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 5th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 1445, JASMINE LAKES UNIT 8-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 83, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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 of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 29th day of October, 2025.

By: /s/ Liana R. Hall

Liana R. Hall, Esq.

Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11800-1023860

IN THE CIRCUIT COURT FOR THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
LAKEVIEW LOAN SERVICING LLC,
Plaintiff(s),
CASE NO.: 2023CA004136CAAXWS

v.
UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; THERESA EADEROSO A/K/A THERESA A. EADEROSO; TROUBLE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC.
Defendant(s).

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 13th day of October, 2025, and entered in Case No. 2023CA004136CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Lakeview Loan Servicing LLC is the Plaintiff and THERESA EADEROSO A/K/A THERESA A. EADEROSO, UNKNOWN SPOUSE OF THERESA EADEROSO A/K/A THERESA A. EADEROSO, TROUBLE CREEK VILLAS HOMEOWNERS ASSOCIATION, INC., BANK OF AMERICA, N.A. and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 2nd day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21, TROUBLE CREEK VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 45 AND 46, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons

PASCO COUNTY

with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 21st day of October, 2025.

By: /s/ Liana R. Hall

Liana R. Hall

Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11800-1023341

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

Case No: 512025CA001400CAAXWS

EQUITY PRIME MORTGAGE LLC,

Plaintiff,

vs.

KENNETH ADAMS, et al,

Defendants.

NOTICE OF ACTION

TO: KENNETH ADAMS

11411 Stansberry Dr

Port Richey, FL 34668

KENNETH ADAMS

11818 Pasco Terrace Ct

Port Richey, FL 34668

KENNETH ADAMS

12040 Kitten Trail

Hudson, FL 34669

THE UNKNOWN SPOUSE OF

KENNETH ADAMS

11411 Stansberry Dr

Port Richey, FL 34668

THE UNKNOWN SPOUSE OF

KENNETH ADAMS

12040 Kitten Trail

Hudson, FL 34669

THE UNKNOWN SPOUSE OF

KENNETH ADAMS

11818 Pasco Terrace Ct

Port Richey, FL 34668

LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN

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

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

Lot 45, Timber Oaks Unit 8, according to the plat thereof, as recorded in Plat Book 17, Page(s) 100 through 103, inclusive, of the Public Records of Pasco County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Rashida Willhoit, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. Due on or before December 8th, 2025.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and seal of the said Court on the 31st day of October, 2025.

/s/ Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller

Deputy Clerk: Shakira Ramirez Pagan

Lender Legal PLLC

1800 Pembroke Dr #250, Orlando, FL 32810

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 25-CC-001756

MIRADA VILLAS HOMEOWNER'S ASSOCIATION, INC.,

Plaintiff,

vs.

TEODORO EFRAIN HERNANDEZ,

Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on October 31, 2025 by the County Court of Pasco County, Florida, for the following property described as:

Lot 91, Block 23, MIRADA PARCEL 16-1, according to the plat as recorded in Plat Book 80, Pages 84 through 90, of the Public Records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **December 2, 2025 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

PASCO COUNTY

Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

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

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

CASE NO.: 25-CC-002474

CONCORD STATION COMMUNITY ASSOCIATION, INC.,

Plaintiff,

vs.

DAMION DEMON HAWKINS AND

MICHA L. HAWKINS,

Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Foreclosure entered in this cause on October 29, 2025 by the County Court of Pasco County, Florida, for the following property described as:

Lot 25, in Block B, of CONCORD STATION PHASE 5, UNITS A1 AND A2, according to the plat thereof, as recorded in Plat Book 70, Page 134, of the Public Records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on **December 10, 2025 at 11:00 A.M.**, to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

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

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

File No. 2025-CP-001366

IN RE: ESTATE OF

RUSSELL EDWARD FARNANDEZ, JR.

Deceased

NOTICE TO CREDITORS

The administration of the estate of Russell Edward Farnandez, Jr., deceased, whose date of death was June 1, 2025, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Daniel Sean-Farnandez Rufus
11636 Morgan Ave.
Plymouth, Michigan 48170

Attorney for Personal Representative:
Aaron W. Saoud, Esq.
Florida Bar Number: 096124
AWS LAW FIRM

PASCO COUNTY

2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: service@awsllaw.org
Secondary E-Mail: attorney@awsllaw.org

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

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

CASE NO.: 2025-CC-006527

GREAT CYPRESS VILLAGE

HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

BETTY WADE AND THE UNKNOWN

HEIRS, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS,

TRUSTEES, OR OTHER CLAIMANT

CLAIMING BY, THROUGH, UNDER OR

AGAINST BETTY WADE,

Defendants.

NOTICE OF ACTION

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

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

Lot 5, LAKE MARINETTE MOBILE HOME PARK, according to the map or plat thereof as recorded in Plat Book 18, Pages 30 and 31, Public Records of Pasco County, Florida, together with mobile home title number 74868016 and 74868017.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before December 8, 2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (727) 847-8199, via Florida Relay Service.

DATED on October 31st, 2025.

Nikki Alvarez-Sowles

Clerk of the Court, Pasco County

By /s/ Shakira Ramirez Pagan

Deputy Clerk

Michelle T. Reiss, Esquire

Florida Bar No. 36993

APPLETON REISS, PLLC

215 N. Howard Avenue, Suite 200

Tampa, Florida 33606

(813) 542-8888

Attorneys for Plaintiff

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

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

Case No: 24-CP-001182

Division: X

IN RE: ESTATE OF
YOLANDA G. RICHMOND, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Yolanda G. Richmond, deceased, whose date of death was October 20, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:

/s/ Darlene Ciucio

DARLENE CIUCIO

3008 W. Kirby Street

Tampa, FL 33634

Attorney for Personal Representative

/s/ Francis Hannon

FRANCIS HANNON, ESQ.

Florida Bar No. 98528

DeWitt Law Firm, P.A.

1560 W. Cleveland Street

Tampa, FL 33606

francis@dewittlaw.com</

PASCO COUNTY

personal representative and personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE 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 THE 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 personal representative or curator has no duty to discover whether any property held at the time of decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.

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

Personal Representative:
BRYAN A. BOGNAR
17515 Mallard Court
Lutz, FL 33559

Attorney for Personal Representative:
Amber L. Nicol, Esq.
FBN: 1028018
TAMPA BAY WILLS
447 52nd Avenue S
St. Petersburg, FL 33705
Telephone No.: (727) 265-1592
amber@tampabaywills.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001407CPAXES

IN RE: ESTATE OF
JOHN HENRY STEVENS, SR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Henry Stevens, Sr., deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road New Port Richey, Florida, 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 11/7/2025.

Personal Representative:
John H. Stevens, Jr.
610 North Quincy Street
Brockton, Massachusetts 02302

Attorney for Personal Representative:
Andrew Ponnock
Attorney for Petitioner
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, Florida 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025-CP-001426

IN RE: ESTATE OF
WESSON B. WILLIAMS, JR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Wesson B. Williams, Jr., deceased, whose date of death was January 20, 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.

PASCO COUNTY

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

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 October 31, 2025.

Personal Representative:
John Hogan
39 Danjou Drive
Marlborough, MA 01752

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@messinainlawgroup.com
service@messinainlawgroup.com

10/31-11/7/25LG 2T

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR PASCO COUNTY, FLORIDA
CASE NUMBER: 2025CC003190CCAXES

COVINA KEY HOMEOWNERS' ASSOCIATION, INC.,
a Florida Corporation,
Plaintiff,

vs.
DENNIS MARQUEZ,
Defendant(s).

NOTICE OF SALE

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above styled cause, in the Circuit Court of Pasco County, Florida, the following property situated in Pasco County, Florida, described as follows:

Lot 5, Block 9, MEADOW POINTE PARCEL 14, UNIT 1, according to the map or plat thereof as recorded in Plat Book 36, Pages 101, of the Public Records of Pasco County, Florida.

More commonly known as: 29932 Alta Vita Lane, Wesley Chapel, FL 33543

Will be sold at public sale by Nikki Alvarez-Sowles, as Clerk of the Court, to the highest and best bidder, for cash, on the 17th day of November, 2025, day not less than 20 days after the date of the Judgment, at 11:00 A.M. The judicial sale will be conducted electronically online at the following website: <http://www.pasco.realforeclose.com>.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs an accommodation in order to participate in 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 (describe notice/order) 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.

Date October 28, 2025
This instrument prepared by:
Alexander Duarte
Attorney at Law
6221 Land o' Lakes Blvd.
Land o' Lakes, Florida 34638
(813) 933-7049

10/31-11/7/25 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA
Case No.: 2025-DR2624WS

HILLARY M COLON RAMOS,
Petitioner

and
MARTIN GARCIA DUPREY,
Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILD

TO: MARTIN GARCIA DUPREY
Last known address: 7125 Congress St
New Port Richey, FL 34653

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on HILLARY M COLON RAMOS, whose address is 7745 Chapel Ave, Port Richey, FL 34668, on or before 12/2/2025, and file the original with the clerk of this Court at 7530 Little Road, New Port Richey, FL 34654, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in**

PASCO COUNTY**the petition.**

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

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

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

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

Dated 10/27/25
Nikki Alvarez-Sowles
Clerk of the Circuit Court
By: /s/ Julian Garcia
Deputy Clerk

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

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

CASE NO.: 51-2025-CC-002830-AX-ES

ABBEY GLEN PROPERTY OWNERS ASSOCIATION, INC.,
Plaintiff,

vs.

BARI AMANDA EDWARDS, a married woman, joined by her spouse, JEFFREY EDWARDS,
Defendants.

NOTICE OF SALE

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

Lot 99, Block 3, Abbey Glen I, according to the map or plat thereof, as recorded in Plat Book 62, Page(s) 105 through 110, inclusive, of the Public Records of Pasco County, Florida.

PROPERTY ADDRESS: 13300 Watford Castle Drive, Dade City, FL 33525.

will be sold by the Pasco County Clerk at public sale on November 18, 2025 at 11:00 A.M., electronically online at <http://www.pasco.realforeclose.com>.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001489CPAXWS
Division Probate

IN RE: ESTATE OF
LEOKADIA MARIE BRYK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Leokadia Marie Bryk, deceased, whose date of death was May 9th, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 s. 732.2211, Florida Statutes.

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

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

PASCO COUNTY

The date of first publication of this notice is October 31, 2025.

Personal Representative:
Danka Parise
2361 School Street
Culleoka, Tennessee, 38451

Attorney for Personal Representative:
Renee Decker
Florida Bar No. 60384
Decker Legacy Law
17401 Commerce Park Blvd Suite 103
Tampa, Florida, 33647
Email Addresses:
renee@deckerlegacy.com
Telephone: (813) 502-1614

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-001762

OAKSTEAD HOMEOWNER'S ASSOCIATION, INC.,
Plaintiff,

vs.

KATHY GLENN,
Defendant.

NOTICE OF SALE

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

Lot 10, Block 2, OAKSTEAD PARCEL 4, according to the plat thereof, as recorded in Plat Book 42, Page 91, of the public records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on December 10, 2025, at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-003385

THE PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

BRITNEE STARR MCLEOD,
Defendant.

NOTICE OF SALE

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

Lot 4, Block 21B, SOUTH BRANCH PRESERVE PHASES 2B AND 3B, according to the plat as recorded in Plat Book 80, Pages 70 through 77 inclusive, of the Public Records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on December 10, 2025, at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-001758

OAKSTEAD HOMEOWNER'S

PASCO COUNTY

ASSOCIATION, INC.,
Plaintiff,

vs.

RENALDO ELVERRILLO,
Defendant.

NOTICE OF SALE

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

LOT 1, OAKSTEAD PARCEL 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE(S) 52 THROUGH 65, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on December 10, 2025, at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

10/31-11/7/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-002846

THE PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION, INC.,
Plaintiff,

vs.

BRANDON ANTHONY BRADFORD and
MAILE MICHELLE BRADFORD,
Defendant(s).

NOTICE OF SALE

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

Lot 21, Block 25, SOUTH BRANCH PRESERVE PHASES 4A, 4B AND 5, according to the plat as recorded in Plat Book 82, Pages 150 through 163, inclusive, of the Public Records of Pasco County, Florida.

will be sold at public auction by the Pasco County Clerk of Court, to take place electronically online at www.pasco.realforeclose.com, on December 10, 2025, at 11:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

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

10/31-11/7/25LG 2T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-009429-ES

IN RE: ESTATE OF
LORIANNE ROSE,
Deceased.

PINELLAS COUNTY

Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative:

Susan Fix
4 Lightening Lane
Salem, Massachusetts 01970

Attorney for Personal Representative:

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

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

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2024CP7911

IN RE: ESTATE OF
PATRICIA L. VENTURA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA L. VENTURA, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

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

Personal Representative:

/s/ Michelle D'Angelone
MISCHELLE C. D'ANGELONE
7730 Little Road Suite B
New Port Richey, Florida 34654

Attorney for Personal Representative:

/s/ Michelle D'Angelone
Michelle D'Angelone, Esq.
Attorney
Florida Bar Number: 0016478
7730 Little Road Suite B
New Port Richey, Florida 34654
Telephone: (727) 863-0644
Fax: (727) 255-5350
E-Mail: md.tdlaw@gmail.com
Secondary E-Mail:
serve.tdlaw@gmail.com

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

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-010001-ES

IN RE: ESTATE OF
MICHELLE JOHNSON
Deceased

NOTICE TO CREDITORS

The administration of the estate of MICHELLE JOHNSON, deceased, whose date of death was July 16, 2024; File Number 25-010001-ES, is pending in the Circuit Court for Pinellas County, Florida,

PINELLAS COUNTY

Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:

RENEE JOHNSON DUDLEY
2433 11th Street South
St. Petersburg, FL 33705

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com

GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609

Phone: (813) 254-4744

Fax: (813) 254-5222

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

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

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-007345-ES
Section 003

IN RE: ESTATE OF
ANDREW JUHASZ, SR.
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANDREW JUHASZ, SR., deceased, whose date of death was November 13, 2024, is pending in the Circuit Court for PINELLAS County, Florida Probate Division, the address of which is 315 Court St., Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representative:

/s/ Andrew Juhasz, Jr.
Andrew Juhasz, Jr.
1717 Providence Rd.
Elizabeth City, North Carolina 27909

Attorney for Personal Representative:

/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste. 254
Brandon, Florida 33511

Telephone: (813) 653-1744

Fax: (813) 654-6830

E-Mail: service@brandonfamilylaw.com

Sec E-Mail: mary@brandonfamilylaw.com

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

**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
REF: 25-009657-ES

IN RE: ESTATE OF
NADINE MARIE PETERS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of NADINE MARIE PETERS, deceased, whose date of death was July 22, 2025 and whose social security number is xxx-xx-8115 is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

All creditors of the decedent and other

PINELLAS COUNTY

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Petitioners

/s/ MARY E. BUTTERFIELD
PO Box 1
Wisner, NE 68791

/s/ JESSE L. PETERS
20560 Binney Street
Elkhorn, NE 68022

Attorney for Petitioners

/s/ DANIELLE L. VAUGHN, ESQ.
BCS, LLM

Florida Bar Number: 89414

Email: dv@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

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

**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND FOR
PINELLAS COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO.: 25-004968-CI

FREEDOM MORTGAGE
CORPORATION

Plaintiff,

vs.

UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF JOHN
PAUL A/K/A JOHN DAVID PAUL, ET
AL.,
Defendant(s).

NOTICE OF ACTION

TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of John Paul A/K/A John David Paul
Last Known Address: 10623 103rd St, Largo, FL 33773
Current Residence: UNKNOWN

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

Lot 63, FIRST ADDITION TO SEMINOLE RIDGE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 34, Page 6, of the Public Records of Pinellas County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc. 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on 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 31st day of October, 2025.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: s/ Thomas Smith

As Deputy Clerk

Miller, George & Suggs, PLLC

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

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-010077-ES

IN RE: ESTATE OF
DANA GENEVA BASINGER
a/k/a DANA G. BASINGER
a/k/a DANA BASINGER,
Deceased.

The Administration of the Estate of Dana Geneva Basinger a/k/a Dana G. Basinger a/k/a Dana Basinger, Deceased, whose date of death was September 16, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

All Creditors of the Decedent and other persons having claims or demands against

PINELLAS COUNTY

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. 732.221, Florida Statutes. The written demand must be filed with the Clerk.

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

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

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

Personal Representative:

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

Attorney for Personal Representative:

Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329

At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201

Clearwater, Florida 33756

Telephone: (727) 477-2255

Fax: (727) 234-8024

E-Mail: ashly@atcauselaw.com

Secondary E-Mail:
shelby@atcauselaw.com

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

**IN THE DISTRICT COURT OF THE
FIRST JUDICIAL DISTRICT OF THE
STATE OF IDAHO, IN AND FOR THE
COUNTY OF BONNER**
Case No. CV09-25-1205

NORTH IDAHO FLOOD AND FIRE, LLC,
an Idaho limited liability company,
Plaintiff,

vs.

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

SUMMONS FOR PUBLICATION

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

You have been sued by NORTH IDAHO FLOOD AND FIRE, LLC, an Idaho limited liability company, the Plaintiff, in the District Court in and for Bonner County, Idaho, Case No. CV09-25-1205.

The nature of the claim against you is breach of contract.

Any time after 21 days following the last publication of this Summons, the court may enter a judgment against you without further notice, unless prior to that time you filed a written response in the proper form, including the case number and paid any required filing fee to the Clerk of the Court at Bonner County Courthouse, 215 S. First Avenue, Sandpoint, Idaho 83864, telephone number (208) 265-1432, and served a copy of your response on the Plaintiff's attorney at Adam O. Finney, Finney Finney & Finney, P.A., Old Power House Building, 120 East Lake Street, Suite 317, Sandpoint, Idaho 83864, telephone number (208) 263-7712.

A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff.

If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

DATED 9/18/2025.

BONNER COUNTY DISTRICT COURT

By: Charity L. Hadley
Deputy Clerk

ADAM O. FINNEY

FINNEY FINNEY & FINNEY, P.A.

Attorneys at Law

Old Power House Building

120 East Lake Street, Suite 317

Sandpoint, Idaho 83864

Phone: (208) 263-7712

Fax: (208) 263-8211

iCourt: adamfinney@finneylaw.net

ISB No. 11545

Attorneys for Plaintiff

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

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-008225-ES

IN RE: ESTATE OF
ANTHONY THOMAS CHESKO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANTHONY THOMAS CHESKO, deceased, whose date of death was June 7, 2025; File Number 25-008225-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands

PINELLAS COUNTY

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:

KRISTINA ANN MONTALVO

7570 46th Avenue N #124

St. Petersburg, FL 33709

Personal Representative's Attorneys:

Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com

PINELLAS COUNTY

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 October 31, 2025.

Personal Representative:
SCOTT A. SACHS
3018 Riverside Drive
Kerrville, Texas 78028

Attorney for Personal Representative:
S. Noel White
Florida Bar Number: 0823041
Sylvia Noel White P.A.
1108 S. Highland Avenue
Clearwater, Florida 33756
Telephone: (727) 735-0645
Fax: (727) 735-9375
E-Mail: noel@clearwaterprobateattorney.com
10/31-11/7/25LG 2T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-006891-ES

IN RE: ESTATE OF
PHILIP PURDY THOMPSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Philip Purdy Thompson, deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St Ste 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 10/31/2025.

Personal Representative:
Jan Thomas
717 Hopwell Drive
Chesapeake, Virginia 23323

Attorney for Personal Representative:
Andrew Ponnock
Attorney
Florida Bar Number: 195420
10100 West Sample Road, 3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Secondary E-Mail:
eservice@ponnocklaw.com
10/31-11/7/25LG 2T

**IN THE SIXTH CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**

File No. 522025CP007541
Division Probate

IN RE: ESTATE OF
ELIZABETH LEE GILLELAND KIRCHNER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Elizabeth Lee Gilleland Kirchner, deceased, whose date of death was June 6, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 324 S. Ft. Harrison Ave., Clearwater, FL 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

PINELLAS COUNTY

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 10/31/2025.

Personal Representatives:
Bryan Joshua Tomlinson, P.R.
5932 Albany Rd.
Coward, SC 29530
Maggie Tomlinson, P.R.
5932 Albany Rd.
Coward, SC 29530

Attorney for Personal Representatives:
Jennifer R. Denorio Esq.
Florida Bar Number: 1035584
LULICH & ATTORNEYS, P.A.
1069 Main Street
Sebastian, FL 32958
Telephone: (772) 589-5500
Fax: (772) 589-8800
E-Mail: jen@lulich.com
Secondary E-Mail: michelle@lulich.com
10/31-11/7/25LG 2T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 25-009264-ES

IN RE: ESTATE OF
JUDITH E. WHARTON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JUDITH E. WHARTON, deceased, whose date of death was December 10, 2024; File Number 25-009264-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
KRISTEN WHARTON RUBINO
7007 Langdale Ct
Greer, SC 29651

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 W. Cleveland Street
Tampa, FL 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
10/31-11/7/25LG 2T

**IN THE COUNTY COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO: 25-006862-CO

PENTHOUSE GROVES ASSOCIATION
NO. A, INC.,
a Florida not-for-profit corporation,
Plaintiff,

vs.
PAUL D. SIVESIND and SHELLY BAILEY,
husband and wife,
Defendants.

NOTICE OF ACTION

STATE OF FLORIDA

TO: PAUL D. SIVESIND and SHELLY BAILEY, husband and wife., and all parties having or claiming to have any right, title, or interest to the property described below, whose residence address is UNKNOWN.

YOU ARE NOTIFIED that an action for Declaratory Judgment Determining Condominium Unit is Abandoned and to Appoint a Receiver to Lease Abandoned Unit in Pinellas County, Florida:

Unit B-215, PENTHOUSE GROVES UNIT A, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 3452, Page 429, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of this Notice of Action on: SCOTT B. TANKEL, Esquire, Plaintiff's attorney, whose address is: 1022 Main Street, Suite D, Dunedin, FL 34698, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

In accordance with the Americans with Disabilities Act, persons needing special

PINELLAS COUNTY

accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (727) 464-4062. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED this 16th day of October, 2025.

Ken Burke, Clerk of the Circuit Court
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

By: /s/ Thomas Smith
Deputy Clerk
10/24-11/14/25LG 4T

**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND FOR
PINELLAS COUNTY, FLORIDA**
Case No: 25-006267-FD
UCN: 522025DR006267XXFDFD

Erica Michelle Unterreiner
Petitioner,
and
James Milford Farrell,
Respondent.

NOTICE OF ACTION

TO: James Milford Farrell
8504 Abell Way
Waldorf, MD 20603

YOU ARE NOTIFIED that an action for Change of Custody of the minor Child, Lexi Michelle Unterreiner, has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Christopher M. Sierra, Esq., the Petitioner's attorney, whose address is 7850 Ulmerton Rd., Suite 3A, Largo, FL 33771, on or before 28 days after date of first 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 or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756, Phone: 727.464.4062 V/TDD, Or 711 for the hearing impaired.

WITNESS my hand and seal of the Court this 10th day of October, 2025.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk
10/17-11/7/25LG 4T

POLK COUNTY

**IN THE CIRCUIT COURT IN AND
FOR POLK COUNTY, FLORIDA**
PROBATE DIVISION
File Number: 53-2025-CP-002870

IN RE: ESTATE OF
COURTNEY CROWTHER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of COURTNEY CROWTHER, deceased, whose date of death was June 18, 2025; File Number 53-2025-CP-002870, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Personal Representative:
/s/ Brianna Crowther
1198 Ocean Ave. #41
Brooklyn, NY 11230

Attorney for Personal Representative:
/s/ Camille Sebreth
Attorney
Florida Bar No. 0051552
Law Offices of Camille Sebreth, PLLC
1466 E. Michigan St.
Orlando, FL 32806
Telephone: (407) 556-7589
Facsimile: (407) 792-5464
Email: camilleesquire@yahoo.com
Secondary Email: info@sebrethlaw.com
11/7-11/14/25LG 2T

**IN THE COUNTY COURT IN AND
FOR POLK COUNTY, FLORIDA**
Case No.: 2024-CC-010357

Auburn Grove Homeowners Association,
Inc.,
Plaintiff,
vs.
Wisma Antoine and
Lovedana Jean Antoine; et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE is hereby given pursuant to a Default Final Judgment of Foreclosure,

POLK COUNTY

dated October 19, 2025, and entered in Case Number: 2024-CC-010357, of the County Court in and for Polk County, Florida. To be published in the La Gaceta Newspaper, wherein Auburn Grove Homeowners Association, Inc. is the Plaintiff, and Wisma Antoine and Lovedana Jean Antoine are the Defendants, the clerk will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at **10:00 o'clock A.M. on November 21, 2025**, the following described property as set forth in said Default Final Judgment of Foreclosure, to-wit:

Property Description:

LOT 180, AUBURN GROVE PHASE II, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 191, PAGES 38 THROUGH 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 465 Auburn Grove Pl, Auburndale, FL 33823

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 Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated the 24th day of October, 2025

DHN ATTORNEYS, P.A.
448 South Alafaya Trail, Unit 8
Orlando, FL 32828
Telephone: (407) 269-5346
Facsimile: (407) 650-2765
Attorney for Association
By: /s/ Joshua Mowery
Joshua Mowery, Esquire
Florida Bar No. 1058705
joshua@dhnattorneys.com
11/7-11/14/25LG 2T

**IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND FOR
POLK COUNTY, FLORIDA**
Case No.: 25DR9117

SOUAD LARHOUSLI MARRAKCHI,
Petitioner,

and

YASER ARAFAT ABDELAZIZ
ALNABABTEH,
Respondent.

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

TO: YASER ARAFAT ABDELAZIZ
ALNABABTEH
Last known address:
721 Garberia Dr, Davenport, FL 33837

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on SOUAD LARHOUSLI MARRAKCHI, whose address is 721 Garberia Dr, Davenport, FL 33837 on or before 12/11/25, and file the original with the clerk of this Court at 255 N. Broadway Ave., Bartow, FL 33830 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated 11/4/25

Stacy M. Butterfield, CPA
Clerk of the Circuit Court
By: /s/ Marisol Mustafa
Deputy Clerk
11/7-11/28/25LG 4T

**IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA**
CIVIL DIVISION
CASE NO. 532024CA004620000000

MIDFLORIDA CREDIT UNION,
Plaintiff,
vs.

CARLOS ALBERTA BENCA
GALLARDO, et al,
Defendants

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to an Order dated October 20, 2025, and entered in Case No. 532024CA-004620000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein MIDFLORIDA CREDIT UNION, is the Plaintiff and CARLOS ALBERTO BENCA GALLARDO the Defendants. Stacy Butterfield, Clerk of the Circuit Court in and for Polk County, Florida will sell to the highest and best bidder for cash at www.polk.realforeclose.com, the Clerk's website for on-line auctions at **10 a.m. on December 4, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

LOT 15, BLOCK 3 OF EDGEWOOD PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 9, OF THE PUBLIC RECORDS OF POLK

POLK COUNTY

COUNTY, FLORIDA.
If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the Clerk of Court before or no later than the date that the Clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

DATED at Polk County, Florida, this 4th day of November, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 656-8801
Fax: (813) 656-8802
flemailservice@rlselaw.com
By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

TL/24-F000468
11/7-11/14/25LG 2T

**IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA**
PROBATE DIVISION
File No. 2024CP0024350000XX

IN RE: ESTATE OF
GLENN EDWIN MORTIMER
Deceased.

**NOTICE OF ACTION
(Formal Notice by Publication)**

TO: RICHARD GLENN MORTIMER
WHEREABOUTS UNKNOWN

YOU ARE NOTIFIED that a PETITION FOR APPROVAL OF CONFIDENTIAL SETTLEMENT AND ALLOCATION AS TO SETTLEMENT WITH LIFE CARE CENTER OF WINTER HAVEN has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Anthony F. Diecidue, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before December 4, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on October 21, 2025.
Stacy M. Butterfield, CPA
As Clerk of the Court
By: /s/ Loretta Hill
As Deputy Clerk
11/7-11/28/25LG 4T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA-007054-0000-00
FREEDOM MORTGAGE CORPORATION
PLAINTIFF,

vs.
LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS, LUZ ENEDA GONZALEZ, HAINES RIDGE HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY
DEFENDANTS.

NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 15th day of October, 2025, and entered in Case No. 2023CA-007054-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS; LUZ ENEDA GONZALEZ; and HAINES RIDGE HOMEOWNERS ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 19th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 105, HAINES RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 150, PAGES 7 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AFFIDAVIT OF SURVEYOR RECORDED IN OFFICIAL RECORDS BOOK 792, PAGE 661, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call

(Continued on next page)

POLK COUNTY

TDD (863) 534-7777 or Florida Relay Service 711.
Dated this 28th day of October, 2025.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023763

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA-001515-A000-BA
FREEDOM MORTGAGE CORPORATION PLAINTIFF,
vs.
JULIA JANELLE JACKSON, UNKNOWN SPOUSE OF JULIA JANELLE JACKSON, TERRALARGO COMMUNITY ASSOCIATION, INC. AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 24th day of October, 2025, and entered in Case No. 2025CA-001515-A000-BA, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JULIA JANELLE JACKSON; and TERRALARGO COMMUNITY ASSOCIATION, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 164, of Terralargo, Phase 3C, according to the Map or Plat thereof, as recorded in Plat Book 162, Page(s) 1 and 2, of the Public Records of Polk County, Florida. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 30th day of October, 2025.
By: /s/ Liana R. Hall
Liana R. Hall, Esq.
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023935

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO. 2025CA003895A000BA
PHH MORTGAGE CORPORATION, PLAINTIFF,
VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JANET K. SHORE A/K/A JANET SHORE A/K/A JANET KINDEL (DECEASED), ET AL., DEFENDANT(S).
NOTICE OF ACTION
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JANET K. SHORE A/K/A JANET SHORE A/K/A JANET KINDEL (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2450 Avenue A SW, Winter Haven, FL 33880
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:

LOT 6 IN BLOCKS 2, 3, 4 AND 5 OF WEST WINTER HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 12/7/2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc.
Date: October 28, 2025
Stacy M. Butterfield
Clerk of the Circuit Court
By: Deputy Clerk of the Court
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator at 863-534-4686, 255 North Broadway Avenue, Bartow, FL 33830 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice im-

paired, call 711.
11080-1023915

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CA004647000000
MATRIX FINANCIAL SERVICES CORPORATION PLAINTIFF,
VS.
ELISEO CORTEZ, UNKNOWN SPOUSE OF ELISEO CORTEZ, AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANTS.

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of October, 2025, and entered in Case No. 2023CA004647000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein TH MSR Holdings LLC is the Plaintiff and ELISEO CORTEZ; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA GRISELDA CORTEZ are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of December 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 13, SPRING PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 67, PAGE 50, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THAT PART OF LOT 12, SPRING PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 67, PAGE 50, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE SOUTHWEST CORNER OF LOT 12, AND RUN SOUTH 80 DEGREES 37 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 12, A DISTANCE OF 75.15 FEET; THENCE NORTH 04 DEGREES 58 MINUTES 57 SECONDS WEST 164.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE FOREST CIRCLE, SAID POINT BEING ON A CURVE CONCAVED NORTHERLY, HAVING A RADIUS OF 50.00 FEET, CHORD BEARING OF NORTH 88 DEGREES 22 MINUTES 09 SECONDS WEST AND A CHORD DISTANCE OF 48.37 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57 DEGREES 51 MINUTES 02 SECONDS, AN ARC DISTANCE OF 50.48 FEET; THENCE SOUTH 30 DEGREES 33 MINUTES 29 SECONDS WEST 25.00 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 06 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID LOT 12, A DISTANCE OF 131.36 FEET TO THE POINT OF BEGINNING.
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 27th day of October, 2025.
By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
11080-1023651

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CA002840A000BA
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 VICKIE HATFIELD A/K/A VICKIE MARIE HATFIELD F/K/A VICKIE MARIE CHISOLM, ET AL., DEFENDANT(S).

NOTICE OF ACTION
TO: Lutasha Brown
Last Known Address: 419 Majestic Gardens Blvd., Winter Haven, FL 33880
Current Residence: UNKNOWN
TO: Lutasha Brown
Last Known Address: 3254 Ramond St Saginaw MI 48601.
Current Residence: UNKNOWN
TO: Unknown heirs, beneficiaries, devisees, assignees, lienors, creditors, trustees and all others who may claim an interest in the estate of Vickie Hatfield A/K/A Vickie Marie Hatfield F/K/A Vickie Marie Chisolm
Last Known Address: 419 Majestic Gardens Blvd, Winter Haven, FL 33880
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
Lot 2 of Gardens Subdivision, according to the Plat thereof as recorded in Plat Book 137, Page(s) 23 and 24, of the Public Records of Polk County, Florida.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or

before 12/11/25, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this 24th day of October, 2025.
STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT
As Clerk of Court
By: /s/ Sebastian Irlanda
As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605
11080-1023605

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 927491 from Landmark Engineering & Surveying Corp 8515 Palm River Road, Tampa, FL 33619. Application received: October 2, 2025. Proposed activity: Office and Warehouse. Project name: Airpark Parcel B2. Project size: 31.90 acres Location: Section(s) S09 / T29S / R23E City of Lakeland. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watmatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watmatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

11/7/25LG 1T

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2025CC001224
BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,
vs.
YOLANDO SILVA and EDITH SILVA, husband and wife and UNKNOWN TENANT, Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC001224, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and YOLANDO SILVA and EDITH SILVA, husband and wife and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **November 26, 2025**, in an online sale at www.polk.realforeclose.com, beginning at **10:00 AM**, the following property as set forth in said Final Judgment, to wit:

Lot 74, BERKLEY RIDGE PHASE 3, according to the map or plat thereof as recorded in Plat Book 151, Pages 3 through 7, inclusive, of the Public Records of Polk County, Florida.
Property Address: 1048 Bethpage Road, Auburndale, FL 33823-8407
Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.
In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.
Dated October 28, 2025
/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF
10/31-11/7/25LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC-003354-0000-00
WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., a Florida not-for-profit corporation, Plaintiff,
vs.
JANET PIZARRO, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-003354-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC. is Plaintiff and JANET PIZARRO, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **November 26, 2025**, in an online sale at www.polk.realforeclose.com, beginning at **10:00 AM**, the following property as set forth in said Final Judgment, to wit:

Lot 43, Winchester Estates, as per plat thereof, recorded in Plat Book 143, Page 16, of the Public Records of Polk County, Florida.
Property Address: 3358 Winchester Estates Circle, Lakeland, FL 33810-4364
Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.
In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.
Dated October 28, 2025
/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF
10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001317A000BA
IN RE: ESTATE OF
GARY EVERETT SHARP,
Deceased.

NOTICE TO CREDITORS
The administration of the Estate of Gary Everett Sharp, deceased, whose date of death was January 28, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 31, 2025.

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 October 31, 2025.

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 October 31, 2025.

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 October 31, 2025.

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 October 31, 2025.

POLK COUNTY

Personal Representative:
Patricia Jean Partridge
922 Osprey Lane
Rockledge, Florida 32955
Attorney for Personal Representative:
Ashly Mae Guernacchini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
rhianna@atcauselaw.com
10/31-11/7/25LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC001224

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,
vs.
YOLANDO SILVA and EDITH SILVA, husband and wife and UNKNOWN TENANT, Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC001224, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and YOLANDO SILVA and EDITH SILVA, husband and wife and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **November 26, 2025**, in an online sale at www.polk.realforeclose.com, beginning at **10:00 AM**, the following property as set forth in said Final Judgment, to wit:

Lot 74, BERKLEY RIDGE PHASE 3, according to the map or plat thereof as recorded in Plat Book 151, Pages 3 through 7, inclusive, of the Public Records of Polk County, Florida.
Property Address: 1048 Bethpage Road, Auburndale, FL 33823-8407
Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.
In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.
Dated October 28, 2025
/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF
10/31-11/7/25LG 2T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025CC-003354-0000-00
WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., a Florida not-for-profit corporation, Plaintiff,
vs.
JANET PIZARRO, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, Defendants.

NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC-003354-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein WINCHESTER ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC. is Plaintiff and JANET PIZARRO, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on **November 26, 2025**, in an online sale at www.polk.realforeclose.com, beginning at **10:00 AM**, the following property as set forth in said Final Judgment, to wit:

Lot 43, Winchester Estates, as per plat thereof, recorded in Plat Book 143, Page 16, of the Public Records of Polk County, Florida.
Property Address: 3358 Winchester Estates Circle, Lakeland, FL 33810-4364
Any person claiming an interest in the surplus from the sale, if any, other than the property owner, as of the date of the lis pendens must file a claim within 60 days after the sale.
In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.
Dated October 28, 2025
/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL:
pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF
10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003280A000BA
IN RE: ESTATE OF
CRYSTAL LYNN WHITE-RUSSO
Deceased

NOTICE TO CREDITORS
The administration of the estate of CRYSTAL LYNN WHITE-RUSSO, deceased, whose date of death was November 28, 2024; File Number 2025CP003280-A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 31, 2025.
Personal Representative:
LYNDA DAWN WHITE
PO Box 731
Tarpon Springs, FL 34688
Attorneys for Personal Representative:
Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com
10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003431
Division 14
(Continued on next page)

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003431
Division 14
(Continued on next page)

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003431
Division 14
(Continued on next page)

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-003431
Division 14
(Continued on next page)

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003140
Division 14
IN RE: ESTATE OF
TIMOTHY MICHAEL HARDEE
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Timothy Michael Hardee, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 31, 2025.
Personal Representative:
/s/ Heather Phillips
540 Pintail Circle
Auburndale, Florida 33823
Attorney for Personal Representative:
/s/ Rory B. Weiner, Esq.
Florida Bar Number: 0252300
RORY B. WEINER PA
635 W. Lumsden Road
Brandon, Florida 33511
Telephone: (813) 681-3300
Fax: (813) 681-3391
E-Mail: rweiner@roryweiner.com
Secondary E-Mail:
jwallace@roryweiner.com
10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP003280A000BA
IN RE: ESTATE OF
CRYSTAL LYNN WHITE-RUSSO
Deceased

NOTICE TO CREDITORS
The administration of the estate of CRYSTAL LYNN WHITE-RUSSO, deceased, whose date of death was November 28, 2024; File Number 2025CP003280-A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is October 31, 2025.
Personal Representative:
LYNDA DAWN WHITE
PO Box 731
Tarpon Springs, FL 34688
Attorneys for Personal Representative:
Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com
Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com
Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com
GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609
Phone: (813) 254-4744
Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

POLK COUNTY

IN RE: ESTATE OF
RUSSELL GERALD LEDUC
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Russell Gerald Leduc, deceased, whose date of death was December 26, 1946, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 306 Lakeview Drive, Winter Haven, FL 33880. 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 October 31, 2025.

Personal Representative:
/s/ Tammy Renee Larson
6010 Village Center Dr
Lithia, Florida 33547

Attorney for Personal Representative:
/s/ J. Scott Reed
Attorney

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

10/31-11/7/25 2T

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

PROBATE DIVISION
CASE NO.: 2025CP003041A000BA
DIVISION: PROBATE

IN RE: ESTATE OF
JUDY ANN PFEIL
a/k/a JUDY ANN SWANBERG PFEIL
Deceased.

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

The administration of the estate of JUDY ANN PFEIL a/k/a JUDY ANN SWANBERG PFEIL, deceased, File Number 2025CP003041A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 31, 2025.

Personal Representative:
Jody Thompson Provenza
1202 8th Street NW
Winter Haven, Florida 33881

Attorney for Personal Representative:
JOHN W. GARDNER, ESQUIRE
JOHN W. GARDNER, P.A.
221 East Robertson Street
Brandon, Florida 33511
(813) 651-0055
Florida Bar No.: 745219

10/31-11/7/25LG 2T

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION
File No. 2025CP002828A000BA

IN RE: ESTATE OF
AVONELL HENSLEY LAPE
A/K/A AVONELL LAPE
Deceased

NOTICE TO CREDITORS

The administration of the estate of AVONELL HENSLEY LAPE A/K/A AVONELL LAPE, deceased, whose date of death was November 9, 2024; File Number 2025CP002828A000BA, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Bartow, FL 33831. The names and addresses of the personal

POLK COUNTY

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

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

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representative:
JASON LAPE
1197 Zachary Drive
Frostproof, FL 33843

Attorneys for Personal Representative:
Derek B. Alvarez, Esq. - FBN 114278
DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN 146528
AFD@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN 65928
WCM@GendersAlvarez.com

GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, Florida 33609

Phone: (813) 254-4744
Fax: (813) 254-5222

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

10/31-11/7/25LG 2T

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

Case No.: 53-2025-CA-002569-A000-BA-04

FLORIDA TRUST SERVICES, LLC, A Florida limited liability company as Trustee of the W HICKORY STREET LAND TRUST #1145 dated August 18, 2023
Plaintiff

vs.

ROBERT E. LANDGRAF;
CLINTON A. LANDGRAF;
DONNA K. JASONIS; and
SANDRA A. MEADOWS
Defendant

NOTICE OF ACTION

TO: SANDRA A. MEADOWS, deceased, her heirs at law and any and all persons claiming right, title or interest in the real property described below adverse to Plaintiff's title.

YOU ARE NOTIFIED that an action to partition a parcel of real estate on the following property in Polk County, Florida:

Lot 12, Block J, LAKE BEULA HEIGHTS DIVISION NO. 4, according to the map or plat thereof as recorded in Plat Book 6, Page 37, public records in and for Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on James A. Staack, Esquire, Plaintiff's attorney, whose address is Staack & Simms, PLLC, 51 S. Main Avenue, Suite 319, Clearwater, Florida 33765, on or before 45 days from first publication, and file the original with the Clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 8, 2025.

Stacy M. Butterfield
Polk County Clerk of the Court

By: /s/ Illegible
Deputy Clerk

Staack & Simms, PLLC
51 S. Main Ave., Clearwater, FL 33765

10/17-11/7/25LG 4T

SARASOTA COUNTY**IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA**

PROBATE DIVISION
File No. 2025-CP-004902-NC

IN RE: ESTATE OF
MARY L. YOUNG
A/K/A MARY LEE YOUNG
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY L. YOUNG, A/K/A MARY LEE YOUNG, deceased, whose date of death was March 30, 2025; File Number 2025-CP-004902-NC, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

SARASOTA COUNTY

733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

Personal Representative:
TIMOTHY YOUNG
4806 East Okara Road
Tampa, FL 33617

Personal Representative's Attorneys:
Derek B. Alvarez, Esq. - FBN: 114278
DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528
AFD@GendersAlvarez.com

Whitney C. Miranda, Esq. - FBN: 65928
WCM@GendersAlvarez.com

GENDERS♦ALVAREZ♦DIECIDUE, P.A.
2307 West Cleveland Street
Tampa, FL 33609

Phone: (813) 254-4744
Fax: (813) 254-5222

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

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

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

CIVIL DIVISION
CASE NO. 2024 CA 003611 NC

NASA FEDERAL CREDIT UNION
Plaintiff,

vs.

VITALIY TKACHUK, et al,
Defendants

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated October 28, 2025, and entered in Case No. 2024 CA 003611 NC of the Circuit Court of the TWELFTH Judicial Circuit in and for Sarasota County, Florida, wherein NASA FEDERAL CREDIT UNION is the Plaintiff and VITALIY TKACHUK, ANNA TKACHUK, BERN CREEK IMPROVEMENT ASSOCIATION, INC. the Defendants. Karen Rushing, Clerk of the Circuit Court in and for Sarasota County, Florida will sell to the highest and best bidder for cash at www.sarasota.realforeclose.com, the Clerk's website for on-line auctions at **9:00 AM on December 9, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

WEST 1/2 OF LOT 11, THE RANCHES AT BERN CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGES 24, 24A THROUGH 24D, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagee, Mortgagee or the Mortgagee's Attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED at Sarasota County, Florida, this 4th day of November, 2025.

RUBIN LUBLIN, LLC
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603

Telephone: (813) 656-8801
Fax: (813) 656-8802

femailservice@riselaw.com

By: /s/ Brittany L. Harvey
Brittany L. Harvey, Esq.
Florida Bar No. 124795

TL/104826

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

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA.

CASE NO. 2022 CA 003655 NC
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,
PLAINTIFF,

vs.

JULIA A. DANIELS A/K/A JULIA ANN DANIELS, ET AL.
DEFENDANT(S).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 5, 2023 in the above action, the Sarasota County Clerk of Court will sell to the highest bidder for cash at Sarasota, Florida, on November 14, 2025, at 09:00 AM, at www.sarasota.realforeclose.com for the following described property: LOT 63, GOLDEN ACRES, SECOND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 83, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

SARASOTA COUNTY

600 West Hillsboro Boulevard
Suite 600

Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077

Email: eservice@tmppllc.com
By: Tiffany Hamilton, Esq.

FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Sarasota County, Sarasota County Jury Office at 941-861-7801, PO Box 3079, Sarasota, FL 34230 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
11080-1023539

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION
File No. 2025 CP 004837 NC

IN RE: ESTATE OF
GERARD RIPO
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GERARD RIPO, deceased, whose date of death was 9/17/2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 11/7/25.

Personal Representative:
/s/ Gerard C. Ripa
1823 Hanson St
Ft Myers, FL 33901

Attorney for Personal Representative:
/s/ Patrick Ruster

patrick@rusterlaw.com
Florida Bar No. 123917
1693 Main St, Ste C
Sarasota, FL 34236
Telephone: 941-313-7208

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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

PROBATE DIVISION
CASE #: 2025-CP-004904-SC

IN RE: ESTATE OF
ZEPHYR SUZETTE SKINNER,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ZEPHYR SUZETTE SKINNER, deceased, whose date of death was October 1, 2024; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2025-CP-004904-SC; the address of which 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
Gregory A. Kaiser
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240

Attorney for Personal Representative:
Gregory A. Kaiser, Esquire
FBN 47376 ~ greg@wtpelf.com
Attorney for Gregory A. Kaiser, PR
Wills, Trusts, Probate and Elder Law Firm
6751 Professional Parkway, Suite 104
Sarasota, Florida 34240

SARASOTA COUNTY

Telephone (941) 914-9145
Fax (941) 914-9514

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

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

CIVIL DIVISION
CASE NO.: 2025 CA 001834 NC

FREEDOM MORTGAGE CORPORATION
Plaintiff,

vs.

LUKE D. FORD AND MERZA J. FORD,
ET AL.,
Defendant(s).

NOTICE OF ACTION

TO: LUKE D. FORD
Last Known Address:
2249 Woodmere Rd, Venice, FL 34293
Current Residence: UNKNOWN

LUKE D. FORD
Last Known Address:
2 Walnut St Natrona Heights PA 15065
Current Residence: UNKNOWN

LUKE D. FORD
Last Known Address:
1240 Kerr Rd Ford City PA 16226
Current Residence: UNKNOWN

LUKE D. FORD
Last Known Address:
1335 Lucaya Ave Venice FL 34285
Current Residence: UNKNOWN

MERZA J. FORD
Last Known Address:
2249 Woodmere Rd, Venice, FL 34293
Current Residence: UNKNOWN

MERZA J. FORD
Last Known Address:
2 Walnut St Natrona Heights PA 15065
Current Residence: UNKNOWN

MERZA J. FORD
Last Known Address:
1240 Kerr Rd Ford City PA 16226
Current Residence: UNKNOWN

MERZA J. FORD
Last Known Address:
4075 Tarpon Rd Venice FL 34293
Current Residence: UNKNOWN

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

The Northeasterly 1/2 of Lots 3 and 4, Block 10 of Venice Groves replat, according to the plat thereof as recorded in Plat Book 7, Page 77, of the Public Records of Sarasota County, Florida.

Together with an easement for ingress and egress over and across the Southeasterly 20 feet of the Southwesterly 1/2 of Lot 4, Block 10 of said Venice Groves replat, Plat Book 7, Page(s) 77, of said records.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 8, 2025, or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, 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,

SARASOTA COUNTY

Current Residence: UNKNOWN
Hamza Kuraishi
Last Known Address: 750 N. Tamiami Trail Unit 1516, Sarasota, FL 34236
Current Residence: UNKNOWN
Hamza Kuraishi
Last Known Address: 400 Alton Rd, Apt 1001, Miami Beach, FL 33139
Current Residence: UNKNOWN

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

THE NORTH 106.8 FEET OF LOT 17, SUBDIVISION OF LOT 17, BLOCK G, PLAT OF SARASOTA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 166, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND IN PLAT BOOK A, PAGE 57, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 8, 2025, or before a date at least thirty (30) days after the first publication of this Notice in La Gaceta, whose address is 3210 E. 7th Avenue, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sara-

SARASOTA COUNTY

sota, Florida 34230-3079, (941) 861-8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

WITNESS my hand and the seal of this Court this 29th day of October, 2025.

Karen E. Rushing, Clerk of Court

By: s/ Glen Kopinsky
As Deputy Clerk

Miller, George & Suggs, PLLC

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

IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION

Case No. 2025 CC 003518

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.
DINH TRUNG NGUYEN and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025 CC 003518, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, DINH TRUNG NGUYEN, is Defendant. The Clerk of the Court will sell to the highest bidder for cash on December 8, 2025 in an online sale at www.sarasota.realforeclose.com beginning at 9:00 AM,

SARASOTA COUNTY

the following property as set forth in said Final Judgment, to wit:

Unit 23-C-3, RAMBLEWOOD ACRES, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1044, Pages 1842 to 1874, inclusive, and amendments thereto, and as per plat thereof recorded in Condominium Book 8, P 4, of the Public Records of Sarasota County, Florida.

Property Address: 3242 Ramblewood Drive North, Sarasota, FL 34237-3818

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

Dated October 28, 2025

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

10/31-11/7/25LG 2T

NOTICE OF SUSPENSION SARASOTA COUNTY

SARASOTA COUNTY

To: RODNEY A. MORISSAINT
Case No.: CD202507139/D 3438128

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

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

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION

File Number: 2025-CP-1849

IN RE: ESTATE OF
Christine Siggelakis
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Christine Siggelakis, deceased, whose date of death was February 24, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is 2000 Main Street, Sarasota, FL 34237. The names and addresses of the petitioner and petitioner's attorney are set forth below.

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

SARASOTA COUNTY

CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as 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 October 31, 2025

Petitioner:
James Sigelakis
2937 Woodcrest Dr
Sarasota, Florida 34239

Attorney for Petitioner:
Andrew James Oram
Florida Bar Number: 1015374
308 Avenue G SW Ste 209
Winter Haven, FL 33880
Telephone: (863) 259-4743
E-Mail: office@oram.law
Secondary E-Mail: andrew@oram.law

10/31-11/7/25LG 2T

HE IS ALWAYS BY HER SIDE, EVEN IF SHE'LL HARDLY REMEMBER.

Caregiving is tougher than tough.
Find the care guides you need at
AARP.org/caregiving

AARP
And Possibilities

