CITRUS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

HANDEE MAN

Owner: John Kranert 2301 West Arbutus Drive Citrus Springs, FL 34434

12/5/25LG 1T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 001015 A

IN RE: ESTATE OF BARBARA SUE DEWOLFE AKA BOBBIE SUE DEWOLFE

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Barbara Sue Dewolfe aka Bobbie Sue Dewolfe, deceased, whose date of death was November 10, 2024, is pending in the Cir-cuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Ave, #101, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221 a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is 12/5/2025.

Personal Representative:

Scott Tessmer 157 Kensington Way Wellington, Florida 33414

Attorney for Personal Representative: Andréw Ponnock Attorney Florida Bar Number: 195420 Horida Bar Number: 195420 10100 West Sample Road, 3rd Floor Coral Springs, Florida 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411

E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com

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

HERNANDO COUNTY

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

File No. 2025-CP-000479

IN RE: ESTATE OF CLAYTON ALAN PETZEL Deceased.

NOTICE TO CREDITORS

If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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 the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733,702, FLORIDA STATUTES, WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.

The case number and decedent's name are: CLAYTON ALAN PETZEL, File Number 2025-CP-000479.

The address of the court where this probate is pending is: Circuit Court for Hernando County, Florida, 20 N. Main St., Brooksville, FL 34601.

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 surviv-ing spouse is property to which the Florida

HERNANDO COUNTY

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.

Date of death of the decedent is 01/13/2025. The date of first publication of this notice

is December 5, 2025. The second week of publication is De-

cember 12, 2025. Personal Representative(s): Ronald Gary Petzel

Attorney for the Representative(s): By: /s/ Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr., Suite 2 Lakeland, Florida 33813 Tel: 863-250-2990

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

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FI ORIDA

PNC Bank, National Association Plaintiff.

Division: Civil

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

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

To: UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES OF ROGER TELLIER, DECEASED. 1349 HAULOVER AVENUE

SPRING HILL FL 34608

UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(s) UNKNOWN HEIRS OR REAL ESTATE BENEFICIARIES OF ROGER TELLIER, DECEASED., and all parties having or claiming to have any right, title or interest

in the property herein described; YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hernando County,

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

has been filed against you; and you 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. original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of this Court

on the _____ day of _ DOUG CHORVAT CLERK OF THE CIRCUIT COURT HERNANDO COUNTY, FLORIDA

By: Deputy Clerk PERSONS WITH DISABILITIES If you are a person with a disability who

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

call 711.

FOR PUBLICATION – RETURN TO

THE MANLEY LAW FIRM LLC 11080-1025495

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR HERNANDO COUNTY, FLORIDA. CASE No. 25000999CAAXMX

BANK OF AMERICA, N.A., PLAINTIFF, VS. ARISTALCO J. ROMAN A/K/A ARISTALCO JOSEPH ROMAN, ET AL.,

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

ROMAN RESIDENCE: LINKNOWN

RESIDENCE: ORIGINATION ALL RESIDENCE: ORIGINATION AND ALL RESI action to foreclose a mortgage on the following described property located in

Hemando County, Florida: LOT 24, BLOCK 438, SPRING HILL, UNIT 8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 27-37, PUBLIC

RECORDS OF HERNANDO COUNTY, FLORIDA.

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 Deptified Beach E 1 32441 and Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before December 28, 2025 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint

This notice shall be published once a week for two consecutive weeks in the La Gaceta Publishing, Inc. Date: November 17, 2025 Doug Chorvat Jr. Clerk of the Circuit Court
By: Sonya Sanders
Deputy Clerk of the Court

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

Coordinator Hernando County, Office

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

HERNANDO COUNTY

of the Trial Court Administrator at 352-754-4402, fax 352-754-4035, Hernando County Courthouse, 20 North Main Street, Brooksville, FL 34601 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1025143

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

File No. 25001290CPAXMX **Division Probate**

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

NOTICE TO CREDITORS

The administration of the Estate of Thomas McKendree Tucker II, deceased, whose date of death was 08/06/2025, is pending in the Circuit Court for Hernando County, Florida, the address of which is 20 N. Main Street, Brooksville, Florida 34601. The file number for the estate is 25001290CPAXMX. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

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

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

karen@legacyprotectiolLawyers.com 11/28-12/5/25LG 2T

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

Case No.: 25-DR-1630 Division: Family Law IN RE THE MARRIAGE OF:

LAWRENCE C. NELSON, JR., Petitioner,

and AWILDA NELSON,

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LAWRENCE C. NELSON, JR., Petitioner, whose address is 8201 Warbler Road, Weeki Wachee, FL 34613, on or before 12/26/25, and file the original with the clerk of this Court at HERNANDO County Courthouse, 20 N. Main Street, Brooksville, FL 34601, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

8201 Warbler Road Weeki Wachee, FL 34613

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 11/14/25

Doug Chorvat Jr. Clerk of the Circuit Court By: /s/ Angela M. Davis Deputy Clerk

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY HILLSBOROUGH COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

URBINA BOOKKEEPING SERVICES Owner: North American Enterprise Solutions Corp 15019 Rocky Ledge Dr Tampa, FL 33625

12/5/25LG 1T

NOTICE OF SALES GATORS AUTO REPAIR INC

4334 W WATERS AVE TAMPA, FL 33614 WILL SELL AT RESERVED PUBLIC SALE THE VEHICLES LISTED BELOW TO SATISFY LIEN PURSUANT TO SEC-TION 713.585 OF THE FLORIDA STAT-

AT 9:00 AM DEC 13, 2025 2016 HONDA ACCORD VIN# 1HGCR2F35GA129986 AT 9:00 AM DEC 14, 2025 2017 FORD FUSION VIN# 3FA6P0H78HR399104 AT 9:00 AM DEC 19, 2025 2019 INFI QX60 VIN# 5N1DL0MNXKC558773

12/5/25 1T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-013826

STEPHANIE VANESSA NARVAEZ, Petitioner

JESUS ELIGIO RAMIREZ, Respondent.

NOTICE OF ACTION FOR NAME CHANGE OF MINOR

TO: JESUS ELIGIO RAMIREZ Last known address: 6015 Larmon St, Tampa, FL 33634

YOU ARE NOTIFIED that an action for Name Change of Minor has been filed against you and that you are required to against you are required to serve a copy of your written defenses, if any, to it on STEPHANIE VANESSA NARVAEZ, Address on File, on or before 12/31/25 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 Cir-You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. at the clerk's office.

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

Dated November 25, 2025 Clerk of the Circuit Court Hillsborough County Courthouse By: /s/ Jessica Saladin Deputy Clerk

12/5-12/26/25LG 4T

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

JUVENILE DIVISION CASE: 25-DP-873 DIVISION: V

IN THE INTEREST OF: ANA SOFIA GUZMAN CASTRO (DOB: 12/22/2007),

NOTICE OF PUBLICATION

TO: MICAELA EUSEBIA GUZMAN CASTRO Address: Unknown/Republica de Guatemala

The minor child is identified as follows: Date of Birth: December 22, 2007 Place of Birth: San Juan de Dios Hospital

Physical Description of Respondent: Age: 51 Race: Hispanic

Hair Color: Brown/Black Eye Color: Brown Approx. Height: unknown Approx. Weight: unknown

YOU, THE RESPONDENT, ARE NO-**TIFIED** that a Petition for Termination of Parental Rights for the Proposed Adoption of Minor Child and a Petition for the Adjudication of Dependency, under oath, has been filed in this court alleging A.S.G.C. (Date of Birth 12/22/2007) to be dependent under the laws of the State of Florida. You are to appear for a Termination of

You are to appear for a reministration of Parental Rights Hearing for the Proposed Adoption of Minor Child and an Arraignment Hearing on the Petition for the Adjudication of Dependency before the Honorable Katherine Essrig via Zoom: https:// zoom.us/i/8158596094, ID: 815-859-6094 on December 17, 2025 at 2:30 P.M. or as soon thereafter as counsel may be heard. The parent(s)/custodian are required to produce the Child at that time and place unless the Child is in detention or shelter

You are required to serve a copy of your written defenses, if any, to it on Susan Meisel Levin, Esq. of Susan Meisel Levin, P.A. whose address is 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179 on

HILLSBOROUGH COUNTY

or before **12/16/2025** and file the original with the Clerk of this Court at, 800 Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereaf-ter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

You must appear before the Court on the above date and file a written response with the Clerk of this Court at 800 Twiggs Street, Tampa, Florida 33602 on or before **December 17, 2025**. You must serve a copy of this response upon Susan Meisel Levin, P.A., whose address is 1031 lves Dairy Road, Suite 228, Miami, Florida 33179 or upon C. Christine Smith.

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

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

Zoom will be recording all participants It will be the responsibility of pants... It will be the responsibility of each parent and caregiver to appear at the hearing through Zoom or phone. The Court will no longer be calling parents or caregivers at the beginning of the hearing. It will be the responsibility of the case manager and/or attorney to notify the child, parent(s) and/or caregiver(s) of the information about how to attend the hearing through Zoom or by telephone. through Zoom or by telephone.

FAILURE TO PERSONALLY APPEAR AT THE ARRAIGNMENT HEARING CONSTITUTES CONSENT TO THE ADJUDICATION OF THIS CHILD (OR CHILDREN) AS A DEPENDENT CHILD (OR CHILDREN) AND MAY ULTIMATELY RESULT IN LOSS OF CUSTODY OF THIS CHILD FOR CHILDREN) THIS CHILD (OR CHILDREN).

FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE CHILDREN.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain as-sistance. Please contact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, within two working days of your receipt of this summons. If you are hearing impaired, call 1-800-955-8771. If you are voice impaired, call 1-800-955-8770.

Date: Clerk of the Circuit Court

12/5-12/26/25LG 4T IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION Case No. 25-CP-003899 IN RE: ESTATE OF

JUEL VERNON AYERS, JR., Deceased.

NOTICE TO CREDITORS The administration of the Estate of Juel Vernon Ayers, Jr., deceased, whose date of duel the following of death was June 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Elocida 23002 The process and address of the country of the co 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 in sections 732.216 - 732.228, Florida Statutes, applies, or may apply unless a written described in mode by the predictions on specified 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 PUB-LICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PER-IODS 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 December

Personal Representative: Ernest Ayers 7006 Tidewater Trail Tampa, Florida 33619

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

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

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

Case No. 25-CP-003445

IN RE: ESTATE OF DOUGLAS LEE HOUCK a/k/a DOUGLAS HOUCK, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Douglas Lee Houck a/k/a Douglas Houck, deceased, whose date of death was July 1, 2025, 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 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 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE

HILLSBOROUGH COUNTY

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

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

The first date of publication is December 5, 2025.

Personal Representative: Mary Linda Houck 8314 Jana Drive Odessa, Florida 33556 Attorney for Personal Representative:

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

12/5-12/12/25LG 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:

MATHNASIUM OF PLANT CITY

Owner: Srikala LLC 2126 James L Redman Pkwy

Plant City, FL 33563 12/5/25LG 1T

NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/03/2026 at 8:30am the following vehicle(s) may be sold at public sale at 6120 Jensen Rd, Tampa, Fl 33619 for the amount

NOTICE OF PUBLIC HEARING

ON <u>DECEMBER 18, 2025 AT 10:00 A.M.</u> IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOL-LOWING ORDINANCES FOR ENACTMENT:

File No. E2025-8 CH 16 & 23.5

An Ordinance of the City of Tampa, Florida amending City of Tampa Code Chapter 16, Article III, Section 16-53 Regulation of Vehicles within Parks and Chapter 23.5, Section 25.5-5 Schedule of Violations and Penalties; said amendment providing for prohibitions and fines for improper operation of authorized motorized and non-motorized vehicles on multi-purpose trails within City Parks; repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; providing an effective date.

File No. E2025-8 CH 25

An ordinance of the City of Tampa, Florida, amending City of Tampa Code of Ordinances Chapter 25, Article I: Section 25-69, computation of amount of multi-modal transportation impact fee; repealing and replacing City of Tampa Code of Ordinances Chapter 25, Article I; by increasing the multi-modal transportation impact fee; making findings; adopting an updated impact fee study; providing for adoption and imposition of amended multi-modal transportation impact fees; by repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; 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, MMC

CITY CLERK

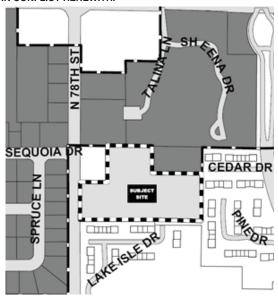
12/5/25LG 1T

NOTICE OF PUBLIC HEARINGS COMPREHENSIVE PLAN AMENDMENT CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida has scheduled **PUBLIC HEAR-INGS** for December 16, 2025 and January 6, 2026 at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider adoption of the following Ordinance for the Comprehensive Plan Amendment 20-02 for property located south of Talina Lane, east of North 78th Street, north of Lake Isle Drive and west of Cedar Drive, as depicted in the map below:

CPA 20-02

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, AMENDING THE "IMAGINE 2040: TEMPLE TERRACE COMPREHENSIVE PLAN," FUTURE LAND USE MAP, FOR A PARCEL OF LAND LOCATED SOUTH OF TALINA LANE, EAST OF NORTH 78TH STREET, NORTH OF LAKE ISLE DRIVE AND WEST OF CEDAR OF NORTH 78TH STREET, NORTH OF LAKE ISLE DRIVE AND WEST OF CEDAR DRIVE CONSISTING OF APPROXIMATELY 3.0± ACRES, BY CHANGING THE FUTURE LAND USE DESIGNATION ON SAID PROPERTY FROM RESIDENTIAL - 9 TO RESIDENTIAL - 18 FOR CPA 20-02; PROVIDING FOR AMENDMENT OF THE OFFICIAL FUTURE LAND USE MAP OF THE CITY; PROVIDING SEVERABILITY, AN EFFECTIVE DATE, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.



All interested persons may appear at the meetings and be heard with respect to the proposed Ordinance. A copy of the application is available for public inspection in the office of the City Clerk and in the Community Development Department during regular business hours. Additional information may be obtained by calling Joe Moreda, AICP, City Planner, Community Development at 813-506-6480.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which purpose may need to ensure that a verbalim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings. Dated: November 26, 2025.

Lynda Sader, City Clerk

12/5/25LG 1T

HILLSBOROUGH COUNTY

owed on each vehicle to satisfy the lien for repairs, service and storage charges and any administrative fees allowed pur-

HILLSBOROUGH COUNTY

suant to Florida Statute 713.585. VIN# 5FNRL5H60EB129806 2014 HONDA \$ 1,366.88. The name, address and

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/7/2026 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-25-0002441

NAME OF VIOLATOR: JOSEPH R CANTERBURY
LOCATION OF VIOLATION: 6509 N 22ND ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)C 19-231(15)b
LEGAL DESCRIPTION: E 150 FT OF W 180 FT OF S 70 FT OF N 95 FT OF N 1/4 OF
NW 1/4 OF SW 1/4 OF NW 1/4
FOLIO: 150964 0000

CASE NO: COD-25-0003467
NAME OF VIOLATOR: WEEKLEY HOMES LLC
LOCATION OF VIOLATION: 915 W VIRGINIA AVE, TAMPA, FL
CODE SECTIONS: 19 231(15)a 19-231(15)b 19-231(15)c
LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 13 BLOCK 6 FOLIO: 166775.0000

POLIU: 1667/5.0000

CASE NO: COD-25-0003535

NAME OF VIOLATOR: JNP PROPERTIES LLC TRUSTEE
LOCATION OF VIOLATION: 2216 LINSEY ST, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-233(a)
LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 20 BLOCK 27
FOLIO: 190789 2000

CASE NO: COD-25-0003637
NAME OF VIOLATOR: ESTATE OF SHIRLEY LORRAINE
LOCATION OF VIOLATION: 1521 W BROAD ST, TAMPA, FL
CODE SECTIONS: 19-50
FOLIO: 101628 0220 FOLIO: 101628.0020

CASE NO: COD-25-0003642

NAME OF VIOLATOR: DUNCAN LAND & DEVELOPMENT
LOCATION OF VIOLATION: 1207 E CRENSHAW ST, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-231(115)c

LEGAL DESCRIPTION: RIVERBEND SUBDIVISION LOT 4 LESS WLY 27.5 FT AND WLY 35 FT OF LOT 5 BLOCK G

CASE NO: COD-25-0003658

NAME OF VIOLATOR: ESTATE OF TIMOTHY W GALVIN
LOCATION OF VIOLATION: 4103 W NORTH A ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: ROSEDALE NORTH LOT 8 BLOCK 10

FOLIO: 115132.0000 CASE NO: COD-25-0003669 NAME OF VIOLATOR: PRODIGY LAND MANAGMENT LLC LOCATION OF VIOLATION: 3607 E MOHAWK AVE, TAMPA, FL CODE SECTIONS: 19-237 LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 41 LOTS 218 TO 220 INCL

FOLIO: 152181.0000 CASE NO: COD-25-0003707

NAME OF VIOLATOR: SANDRA VALDEZ/LIFE ESTATE
LOCATION OF VIOLATION: 8001 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: WATROUS GARDENS REVISED MAP OF LOT 18 BLOCK 4 FOLIO: 101128.0000 CASE NO: COD-25-0003788

NAME OF VIOLATOR: AEA MASS LLC NAME OF VIOLATOR: AEA MASS LLC
LOCATION OF VIOLATION: 8213 N 17TH ST, TAMPA, FL
CODE SECTIONS: 19-231(13) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS
LOT 108 & W 1/2 CLOSED ALLEY ABUTTING THEREON FOLIO: 149651.0000

CASE NO: COD-25-0003814

CASE NO: COD-25-0003804
NAME OF VIOLATOR: ESTATE OF ESTHER A MURPHY
LOCATION OF VIOLATION: 310 N STERLING AVE, TAMPA, FL
CODE SECTIONS: 19-50 19-56 19-231(15)c
LEGAL DESCRIPTION: PALMERE LOT 11 BLOCK 3 FOLIO: 115771.0000

NAME OF VIOLATOR: ESTATE OF MAY SEEBARAN
LOCATION OF VIOLATION: 3924 W CASS ST, TAMPA, FL
CODE SECTIONS: 19-50 OVERGROWTH
LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 4 BLOCK 14 FOLIO: 114551.0000

CASE NO: COD-25-0003869

NAME OF VIOLATOR: ISABELINO AND EMMA ROSARIO
LOCATION OF VIOLATION: 2414 E CLARK ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c

LEGAL DESCRIPTION: EAST TAMPA BLOCKS 1 TO 42 LOT 19 BLOCK 14 FOLIO: 190591.0000

CASE NO: COD-25-0003892 NAME OF VIOLATOR: JULIA FARIAS LOCATION OF VIOLATION: 106 W EMILY ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: PINEY WOODS ADDITION LOT 12 BLOCK A FOLIO: 168179.0000

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

CASE NO: COD-25-0002668 NAME OF VIOLATOR: ELSA MARINA PAVON LOCATION OF VIOLATION: 1017 E 31ST AVE, TAMPA, FL CODE SECTIONS: 27-156 27-326 LEGAL DESCRIPTION: CLAY'S E S REVISED MAP LOT 1 BLOCK 5 FOLIO: 173056.0000

CASE NO: COD-25-0003271

NAME OF VIOLATOR: DARYL W DEMPSEY
LOCATION OF VIOLATION: 4404 W PRICE AVE, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4

LEGAL DESCRIPTION: BAYBRIDGE REVISED E 66 FT OF W 212.5 FT OF N 1/2 OF LOT 1 BLOCK 30 FOLIO: 132049.0000

NAME OF VIOLATOR: TYLER AND MICHELLE OVERSTREET LOCATION OF VIOLATION: 2906 W PEARL AVE, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.5 LEGAL DESCRIPTION: MURRAY HEIGHTS LOT 3 BLOCK 2 AND N 1/2 OF VACATED ALLEY ABUTTING THEREOF FOLIO: 134488.0000

CASE NO: COD-25-0003579

CASE NO: COD-25-0003660 NAME OF VIOLATOR: ESTATE OF TIMOTHY W GALVIN LOCATION OF VIOLATION: 4103 W NORTH A ST, TAMPA, FL CODE SECTIONS: 27-283.11(b) 27-326 LEGAL DESCRIPTION: ROSEDALE NORTH LOT 8 BLOCK 10 FOLIO: 115132.0000 CASE NO: COD-25-0003779

CASE NO: COD2-25-0003/79

NAME OF VIOLATOR: LORENA M DELGADO

LOCATION OF VIOLATION: 4017 W GRAY ST, TAMPA, FL

CODE SECTIONS: 27-283.11(b) 27-326

LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 21 AND S 1/2 OF

CLOSED ALLEY ABUTTING ON N BLOCK 18 FOLIO: 114643 0000

CASE NO: COD-25-0003794

NAME OF VIOLATOR: JOHN M TREVETHAN

LOCATION OF VIOLATION: 1406 E RIVER COVE ST, TAMPA, FL

CODE SECTIONS: 27-290.8 27-326

LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 18 AND E 1/2 OF

ADJOINING ALLEY BLOCK 61

CASE NO: COD-25-0003876
NAME OF VIOLATOR: EDDY GONZALEZ AMARGO
LOCATION OF VIOLATION: 915 E BIRD ST, TAMPA, FL
CODE SECTIONS: 19-56 27-156 27-290.1 27-326
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION E 52 FT OF LOT 10 BLOCK 42 FOLIO: 146672.0000

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

12/5-12/26/25LG 4T

HILLSBOROUGH COUNTY

telephone number and public sale location of the repair shop that is demanding full payment of the unpaid charges is... Lienor Name: **Troyts Auto Services LLC**. Lienor Name: Troyts Auto Services LLC. Lienor Address: 6120 Jensen Rd, Tampa, FI 33619 (Hillsborough County). Lienor telephone # (813) 671-9364, MV License #: MV113312. Location of Vehicle: 6120 Jensen Rd, Tampa, FI 33619 (Hillsborough County). The customer or person claiming an interest, or a lien, may redeem the vehicle by satisfying the amount due in cash on or before the sale date and time. The customer or person claiming in cash on or before the sale date and time. The customer or person claiming an interest in or lien on a **vehicle** may file a demand for a hearing with the Clerk of Court in **Hillsborough County** where the **vehicle** is held to determine whether the **vehicle** has been wrongfully taken or withheld from him or her. At any time before the date of sale, a customer or person of record claiming a lien on the **vehicle** may post a cash or surety bond in the amount post a cash or surety bond in the amount stated on the invoice with the Clerk of Cir-cuit Court where the disputed transaction

12/5/25 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-037148

HIGHGATE IV CONDOMINIUM

ASSOCIATION, INC., Plaintiff,

PATRICK J. HOUGH and JANET M. HOUGH, Defendant.

occurred.

NOTICE OF ACTION

TO: JANET M. HOUGH 2209 Hartlebury Way, Sun City, FL

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

Condominium Parcel No. 402 of PHASE 4 HIGHGATE IV CONDO-MINIUM according to the Declaration of Condominium thereof, recorded in Official Record Book 4653, page 865 and all Amendments thereto, if any, and according to Condominium Plat Book 8, page 23 of the Hillsborough County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 12/31/2025 or 30 days after the first pub-12/31/2025 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.

Gaceta.

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

WITNESS my hand and the seal of this

WITNESS my hand and the seal of this Court on this 25th day of November, 2025.

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

BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff B|R File: 014289.00017

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

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

CIVIL DIVISION CASE NO. 25-CA-009330 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY

BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2020-RPL1,

ROGER B. TAYLOR; UNKNOWN SPOUSE OF ROGER B. TAYLOR; DEBORAH DIANE TAYLOR A/K/A DEBORAH DIANE HENSLEY; MORT-GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE AND MORTGAGEE FOR AMNET AND MORTGAGEE FOR AMNET
MORTGAGE, INC., DBA AMERICAN
MORTGAGE NETWORK OF FLORIDA;
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 CI AIM AN INTEREST PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE OF ACTION

TO: UNKNOWN SPOUSE OF ROGER B. TAYLOR

Last Known Address: 8029 South Meadowview Circle, Tampa, FL 33625 Current Address: N/A Previous: Address: N/A

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

CLAIMANTS

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

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

THE WEST HALF OF LOT 59 OF GREEN ACRES FIRST ADDI-TION, ACCORDING TO THE PLAT TION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 59 OF THE PUB-LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

This property is located at the street address of: 8029 South Meadowview Circle, Tampa, FL 33625.

YOU ARE REQUIRED to serve copy of your written defenses on or be-fore 1/1/2026, 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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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 AMERI-CAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs 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 this notification if the time before the schedthis notification if the time before the sched-uled 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 November 26, 2025.

Victor D. Crist Clerk of the Circuit Court Jennifer Taylor Deputy Clerk

MCMICHAEL TAYLOR GRAY, LLC 12/5-12/12/25LG 2T

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

Case No.: 25-DR-012625 Division: AP

BRUNO FLEURIDORT, Petitioner,

NOTICE OF PUBLIC HEARINGS MODIFYING A PLANNED DEVELOPMENT **CITY OF TEMPLE TERRACE**

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

ORDINANCE

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

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

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

Lynda Sader, City Clerk

12/5/25LG 1T

NOTICE OF PUBLIC HEARING ENACTMENT OF ORDINANCE SHORT-TERM RENTALS CITY OF TEMPLE TERRACE

The City Council of the City of Temple Terrace, Florida, has scheduled a **PUBLIC HEAR-ING** for December 16, 2025, at 6:00 p.m., or as soon thereafter as possible in the Council Chambers at City Hall, 11250 N. 56th Street to consider adoption of the following Ordinance, which is an Enactment of Ordinance for Short-Term Rentals:

ORDINANCE

ORDINANCE

AN ORDINANCE OF THE CITY OF TEMPLE TERRACE, FLORIDA, CREATING DIVISION 3 OF ARTICLE IV, CHAPTER 8, OF THE TEMPLE TERRACE CODE OF ORDINANCES, ENTITLED "SHORT-TERM RENTALS;" PROVIDING DEFINITIONS; ESTABLISHING A CERTIFICATE OF USE PROGRAM FOR SHORT-TERM RENTAL PROPERTIES; PROVIDING FOR INSPECTIONS OF SHORT-TERM RENTAL PROPERTIES TO ENSURE CONSISTENCY WITH THE FLORIDA BUILDING CODE AND FLORIDA FIRE PREVENTION CODE; PROVIDING FOR SHORT-TERM RENTAL PROPERTY ADVERTISING REQUIREMENTS; PROVIDING PROVISIONS FOR THE REGULATION OF OCCUPANCY OF SHORT-TERM RENTAL PROPERTIES; PROVIDING PARKING REGULATIONS FOR SHORT-TERM RENTAL PROPERTIES; PROVIDING FOR PENALTIES FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CHAPTER 8 OF THE CODE OF ORDINANCES WHICH GOVERNS BUILDINGS AND FIRE PREVENTION; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE. ERRORS; AND PROVIDING AN EFFECTIVE DATE.

All interested persons may appear at the meetings and be heard with respect to the proposed Ordinance. A copy of the ordinance is available and may be emailed for public inspection by contacting the City Clerk during regular business hours at 813-506-6440. Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with Florida Statute Section 286.26, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings Dated this 26th day of November 2025.

Lynda Sader, City Clerk

12/5/25LG 1T

NOTICE OF PUBLIC HEARINGS ANNUAL MODIFICATION AND UPDATE TO THE CAPITAL IMPROVEMENT SECTION OF THE 2040 COMPREHENSIVE PLAN CITY OF TEMPLE TERRACE

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

ORDINANCE

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

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

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with Section. 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in these meetings should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meetings Dated this 26th day of November, 2025.

Lynda Sader, City Clerk 12/5/25LG 1T

HILLSBOROUGH COUNTY

CLEDINE TOUSSAINT,

Respondent.

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

TO: CLEDINE TOUSSAINT Last known address: Unknown

YOU ARE NOTIFIED that an action or 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 BRUNO FLEURIDORT, whose address is 16615 Mosaic Oar Drive, Wimauma, FL 33598, on or before 01/07/2026, and file the original with the clerk of this Court at 800 E Twiggs Street, Tampa, FL 33602 before service on Perampa, PL 330UZ before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit 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 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 12/02/2025 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 Bv: /s/ Erma Yerdon Deputy Clerk 12/5-12/26/25LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

LANCASTER LOG CABINS

Owner: Daniel Smucker 1005 Brackbill Rd. Gap, PA 17527

12/5/25LG 1T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 916135 from Sweethearts Ice Cream, Inc. at 5610 N 50th Street Tampa, FL 33610. Application received: April 18, 2025. Proposed activ-ity: Construction of new works, activities, and/ or a stormwater management system, located at 5610 N 50th Street Tampa, FL in Hillsborough County. Project name: Sweethearts Ice Cream Warehouse. Proj-Sweethearts Ice Cream Warehouse. Project size: 6.46 Acres Location: Sections 33, Township 28, 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 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments application and submit written comments

HILLSBOROUGH COUNTY

concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application. you must send a written request referenc-ing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

12/5/25LG 1T

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

Case No.: 25-DR-015411 Division: C

IN RE THE MARRIAGE OF: MELIZA SEPÚLVEDA GARCÍA, Petitioner,

and LUIS ALBERTO GONZÁLEZ CASTILLO,

Respondent.

NOTICE OF ACTION FOR PUBLICATION TO: LUIS ALBERTO GONZÁLEZ CASTILLO

YOU ARE NOTIFIED that an action for Dissolution of Marriage, including claims for dissolution of marriage, payment of debts, division of real and personal property, and for payments of support, has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Jessica L. Gimenez, Esq., of Advocates For Justice Law Firm, Petitioner's attorney, whose address is 505 E Jackson St., Ste 300, Tampa, FL 33602-4935, on or before 1/6/2026, and as the original with the clerk of this court at Hillsborough County Courthouse, 800 E. Twiggs St, Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be protored against the first the relief of the cliek of the country of will be entered against you for the relief demanded in the petition.

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 this 1st day of December, 2025. Victor Crist Clerk of the Circuit Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk

12/5-12/26/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE #25-CP-003970

IN RE: THE ESTATE OF OSCAR FRANCISCO ORTIZ, aka OSCAR F. ORTIZ, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Oscar Francisco Ortiz, aka Oscar F. Ortiz, deceased, whose date of death was June 28, 2024 is pending in the Circuit Court of Hillsborough County, Florida, the address

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS

PUBLICATION NOTICE As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 12/17/2025 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

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

FOLIO: 130431.0000 CASE NO: COD-25-0003452

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

LEGAL DESCRIPTION: RANDALL'S ADDITION LOT 9 BLOCK 1

FOLIO: 198314.0000

CASE NO: COD-25-0003479

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

LEGAL DESCRIPTION: HARBOR VIEW LOT 9 FOLIO: 128365.0000

CASE NO: COD-25-0003561

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

LEGAL DESCRIPTION: SULTANA GLADE LOT 35

FOLIO: 153272.0000

CITY CLERK

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

CASE NO: COD-25-0003724

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

LEGAL DESCRIPTION: AZEELE PARK SOUTH 67 FT OF LOTS 11, 12 AND 13 BLOCK 2 FOLIO: 116000.0100

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING. SHIRLEY FOXX-KNOWLES, CMC

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

HILLSBOROUGH COUNTY

of which is 800 East Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the perrepresentative's attorney are set

All creditors of the decedent and other All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their 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 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 PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 12/5/2025.

Personal Representative: Oscar David Ortiz 3139 Horseshoe Trail Fort Mill, SC 29708

Attorney for Personal Representative: David C. Jordan FL Bar No. 50892 PO Box 1568 Land O'Lakes, FL 34639 elephone: (813) 486-5452 E-Mail: david@djordanlaw.com

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

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

File No. 24-CP-003780 IN RE: ESTATE OF

LLOYD MILTON BIRT, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Lloyd Milton Birt, deceased, whose date of death willow bill, deceased, whose date of death was October 16, 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 and the Personal Representative and the Personal Representative's extreme and set forth be Representative's attorney are set forth be-

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 PER-IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 5, 2025.

Personal Representative: /s/ Tara Phillips 431 September Dr. Pittsburgh, PA 15239

Attorneys for Personal Representative: /s/ Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Ave. Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

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

IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-004048 Division B

IN RE: ESTATE OF LOA MARTA NGUYEN Deceased.

NOTICE TO CREDITORS

The administration of the estate of LOA MARTA NGUYEN, deceased, whose date of death was October 21, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa,

Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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

NOTWITHSTANDING THE TIME 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 December 5, 2025.

Personal Representative: LY K. NGUYEN-MIRANDA 20735 Auburn Leaf Trail Land O' Lakes, Florida 34638

Attorney for Personal Representative: Danicet M. Cura Attorney Florida Bar Number: 137006 3105 W. Azeele St. Tampa, Florida 33609 Telephone: (813) 333-2334 E-Mail: dani@curalawllc.com Secondary E-Mail: curalaw@gmail.com

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

IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003732 Division A

IN RE- ESTATE OF MANUEL DOCE MOYA Deceased.

NOTICE OF ADMINISTRATION (intestate)

The administration of the estate of MAN-UEL DOCE MOYA, deceased, is pending in the Circuit Court for Hillsborough Coun-

FOLIO: 185403.0000

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

ty, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The file number for the estate is 25-CP-003732. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of a will admitted to probate, venue or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which tive regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will admitted to probate, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involv-ing the construction, admission to probate, or validity of a will or involving any other matter affecting any part of the exempt

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

Unless an extension is granted pursuant to section 732.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by fail-

HILLSBOROUGH COUNTY

ing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

Personal Representative DAISY ODALYS CHAVEZ 806 W. Linebaugh Ave. Tampa, Florida 33612

Attorney for Personal Representative: Danicet M. Cura Attorney for Daisy Odalys Chavez Florida Bar Number: 137006 3105 W. Azeele St. Tampa, Florida 33609 Telephone: (813) 333-2334 E-Mail: dani@curalawllc.com Secondary E-Mail: curalaw@gmail.com

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

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

File No. 25-CP-003732 Division A

IN RE: ESTATE OF MANUEL DOCE MOYA Deceased.

NOTICE TO CREDITORS

The administration of the estate of MANUEL DOCE MOYA, deceased, whose date of death was September 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and address of the proposal represent and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty the personal representative rias to 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 be a purely whether a written demand in made by 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.

HILLSBOROUGH COUNTY

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

The date of first publication of this notice is December 5, 2025.

Personal Representative DAISY ODALYS CHAVEZ 806 W. Linebaugh Ave. Tampa, Florida 33612

Attorney for Personal Representative: Danicet M. Cura Attorney Florida Bar Number: 137006 3105 W. Azeele St. Tampa, Florida 33609 Telephone: (813) 333-2334 E-Mail: dani@curalawllc.com Secondary E-Mail: curalaw@gmail.com

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

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003213 Division A

IN RE: ESTATE OF LESLIE ANN FAIRCHILD

NOTICE TO CREDITORS

The administration of the estate of LES-LIE ANN FAIRCHILD, deceased, whose date of death was September 7, 2024, is pending in the Circuit Court for HILLS-BOROUGH 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 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 PUB-LICATION OF THIS NOTICE.

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

HILLSBOROUGH COUNTY

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

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

is December 5, 2025 Personal Representative: /s/ Roy E. Maxey ROY E. MAXEY 322 Stroll Lane Sun City Center, Florida 33573

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) 645-872 E-Mail: damon@glisson1.com Secondary E-Mail: brenda@glisson1.com

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

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

CASE NO.: 25-CP-003351

IN RE

ESTATE OF DEBORAH O'KELLY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Deborah O'Kelly, deceased, 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 estate is intestate. The names and addresses of the personal representative and the personal representative's attorney are set 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 DYAS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and

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

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

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

The date of first publication of this notice is December 5, 2025

Personal Representative: /s/ Billy O'Kelly, Jr. 11601 Cummins Road Riverview, FL 33569 Attorney for Personal Representative:

/s/ Jeremy Aschman, Esq. FL Bar no: 1036567 Edison & Edison, PLLC 710 Oakfield Drive, Suite 158 Brandon, FL 33511 Tel: 813.501.1577 jeremy.aschman@edisonandedison.com michael.edison@edisonandedison.com

bree.coggins@edisonandedison.com 12/5-12/12/25LG 2T

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

File No: 25-CP-003935 Section No: A

IN RE: ESTATE OF LARRY E. WENCLASKY Deceased

NOTICE TO CREDITORS

The administration of the estate of LAR-RY E. WENCLASKY, deceased, whose date of death was September 24, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate Division, 800 East Twiggs Street, Tampa, FL 33602. The names of the personal representative and the perthe 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 December 5, 2025. 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 12/10/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610.

Affected property owners will be given the opportunity to discuss the allegad violations. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-25-0002845

NAME OF VIOLATOR: NXT ACQUISITIONS CORP
LOCATION OF VIOLATION: 802 S NEWPORT AVE, TAMPA, FL
CODE SECTIONS: 19-231 (15)c
LEGAL DESCRIPTION: MORRISON GROVE SUBDIVISION N 1/2 OF LOT 25 AND S
15 FT OF LOT 26 BLOCK 11
FOLIO: 185403.0000

CASE NO: COD-25-0002932

NAME OF VIOLATOR: NURSE KENNETH
LOCATION OF VIOLATION: 3701 E OSBORNE AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: W 198 FT OF N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 LESS
N 25 FT FOR RD LESS S 100 FT
FOLIO: 15/3775 0000

FOLIO: 153775.0000 CASE NO: COD-25-0003014 LOCATION OF VIOLATION: 3303 S MANHATTAN AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: MARYLAND MANOR 2ND UNIT LOT 9 BLOCK 33 FOLIO: 124348.0000

CASE NO: COD-25-0003162 NAME OF VIOLATION: GEORGE KANTARAS/TRUSTEE LOCATION OF VIOLATION: 2881 N 50TH ST, TAMPA, FL CODE SECTIONS: 22-60 22-8 LEGAL DESCRIPTION: FLORENCE VILLA LOTS 226 227 AND 228 LESS STATE RD

CASE NO: COD-25-0003207

NAME OF VIOLATOR: ANGELA DUNCAN
LOCATION OF VIOLATION: 3216 E 10TH AVE, TAMPA, FL
CODE SECTIONS: 19-231(11) 19-46 19-50
LEGAL DESCRIPTION: POWELL'S ADDITION E 36 FT OF LOT 13 AND LOT 14 BLOCK 2 FOLIO: 175772.0000

CASE NO: COD-25-0003427

NAME OF VIOLATOR: SHERYL L JACKSON
LOCATION OF VIOLATION: 3622 SARAH ST, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: ROSS AND RANDALLS ADDITION TO TAMPA LOT 5 BLOCK 6

CASE NO: COD-25-0003492

NAME OF VIOLATOR: SERGIO C ARELLANO AND ARACELY
LOCATION OF VIOLATION: 1906 E NEW ORLEANS AVE, TAMPA, FL
CODE SECTIONS: 19-231(11) (15)c
LEGAL DESCRIPTION: PARRISH HOME LOT 4
FOLIO: 157524.0000

CASE NO: COD-25-0003556 NAME OF VIOLATOR: LANEY PETERSON LOCATION OF VIOLATION: 2312 N 52ND ST, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-50 LEGAL DESCRIPTION: OAK PARK ESTATES LOT 26 FOLIO: 160197.0000

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

CASE NO: COD-25-0002739

NAME OF VIOLATOR: CHRISTOPHER LEE NAPIER

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

CODE SECTIONS: 27-284.2 27-284.2 (e) LEGAL DESCRIPTION: RIVIERA SUBDÍVISION N 1/2 OF LOT 53 FOLIO: 104013.0050

CASE NO: COD-25-0002770 CASE NO: COD-25-0002770

NAME OF VIOLATOR: KATRINA L MILLER

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

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

LEGAL DESCRIPTION: RIVERSIDE NORTH LOT 17 BLOCK 24 FOLIO: 167054.0000

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

CASE NO: COD-25-0003151

NAME OF VIOLATOR: PRANAM QOZ LLC

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

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

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

CASE NO: COD-25-0003268

NAME OF VIOLATOR: KATHERINE MIKELL HODGE
LOCATION OF VIOLATION: 109 S WOODLYNNE AVE, TAMPA, FL
CODE SECTIONS: 27-287.25 (e) (3)

LEGAL DESCRIPTION: SOUTHERN PINES LOT 7 BLOCK 2 FOLIO: 116256.0000 CASE NO: COD-25-0003310

NAME OF VIOLATOR: TJRA INVESTMENTS LLCC LOCATION OF VIOLATION: 1920 W SAINT JOHN ST, TAMPA, FL CODE SECTIONS: 27-287.25 (e) (3) LEGAL DESCRIPTION: BOUTON AND SKINNER'S ADDITION TO WEST TAMPA LOT 4 BLOCK 15 FOLIO: 177605.0000

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

CASE NO: COD-25-0003327

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

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

NAME OF VIOLATION: 5809 S ENGLEWOOD AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(a) 5 (b)
LEGAL DESCRIPTION: CRESCENT PARK LOT 10 BLOCK 5 AND E 1/2 OF CLOSED
ALLEY ABUTING THEREON
FOLIO: 136817.0100

CASE NO: COD-25-0003438

NAME OF VIOLATIOR: JORGE VILLEGAS

LOCATION OF VIOLATION: 7105 S SPARKMAN ST, TAMPA, FL
CODE SECTIONS: 27-326 27-290

LEGAL DESCRIPTION: PORT TAMPA CITY MAP LOT 3 AND E 5 FT CLOSED ALLEY ABUTTING ON W BLOCK 121 FOLIO: 138709.0000

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

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

Page 20/LA GACETA/Friday, December 5, 2025

/s/ Robert P. Stoner ROBERT P. STONER 525 South Lincoln Agenue, Unit 106B Tampa, FL 33609-3077

Attorney for Personal Representative: /s/ Shawn C. Newman, Esq. SHAWN C. NEWMAN, ESQ. Florida Bar No. 0036302 Law Office of Shawn C. Newman, P.A. 710 N.E. 26th Street Wilton Manors, FL 33305 Telephone: (954) 563-9160 Fax: (954) 908-7572 E-Mail: shawn@shawnnewman.com

emailservice@shawnnewman.com 12/5-12/12/25LG 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

A petition to terminate parental rights pending adoption has been filed. A Copy of the Petition and Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, 800 E Twiggs St, Tampa E 132602 Vol may review these 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: black/ dark brown Approximate Height: 5'7"

Approximate Weight: 150 LBS There will be a hearing on the petition to terminate will be a fleating of the petition to terminate parental rights pending adoption on JANUARY 22, 2025 at 9:00 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 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 on or before December 31, 2025 and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, be-

HILLSBOROUGH COUNTY

fore 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

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

Dated 11/25/2025 Victor Crist Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk

12/5-12/26/25LG 4T

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

CASE NO: 25-CC-035108

WATSON GLEN HOMEOWNER'S ASSOCIATION, INC., Plaintiff.

JUSTON D. FINLEY and NICOLE FINLEY, Defendant.

NOTICE OF ACTION

TO: JUSTON D. FINLEY 5906 Lilac Lake Drive Riverview, FL 33578

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida

Lot 10, WATSON GLEN PHASE 2, a subdivision according to the plat there-of recorded in Plat Book 116, Pages 71 through 77, in the Public Records of Hillsborough County, Florida.

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

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

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

NOTICE OF INTENT TO CONSIDER COUNTY ORDINANCE

Notice is hereby given that the Board of County Commissioners of Hillsborough County, Florida, intends to consider for the purpose of enactment, the following ordinance at a public hearing on December 17, 2025 at 10:00 a.m., in the Hillsborough County Board Room located on the second floor of the Frederick B. Karl County Center, 601 East Kennedy Blvd., Tampa, Florida 33602 ("County Center"):

A HILLSBOROUGH COUNTY, FLORIDA IMPACT FEE INCREASE ORDINANCE WHICH APPROVES AND INCORPORATES INTO THIS IMPACT FEE INCREASE ORDINANCE AMENDMENTS TO THE HILLSBOROUGH COUNTY WATER AND WASTEWATER RATE RESOLUTION RELATING TO INCREASES TO WATER AND WASTEWATER IMPACT FEES; PROVIDING FOR SEVER-ABILITY; PROVIDING FOR INCLUSION IN THE HILLSBOROUGH COUNTY CODE; PROVIDING FOR FILING OF ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.

Provisions have been made for members of the public desiring to participate in the public hearing to have access either by appearing in person in the Hillsborough County Board Room located on the second floor of the County Center, or by appearing virtually via communications media technology. Anyone who wishes to speak must complete the online Public Comment Signup form found at: HCFLGov.net/SpeakUp or register in person the day of the public hearing in the lobby of County Center. You will be required to provide your name and telephone number on the online form. An audio call-in number will be provided to participants appearing via communications media technology who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Up to three (3) minutes are allowed for each speaker at the Board's discretion. Online signups for the December 17th public hearing will not be accepted after 9:00 AM on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person. You may also submit comments or any documents prior to the public hearing by sending them to boccrec@hillsclerk.com.

The public can listen and view the public hearing live in the following ways:

- YouTube.com/HillsboroughCountvMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live

The Hillsborough County Board of County Commissioners will also hold two (2) workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitation for water and wastewater impact fees set forth in Section 163.31801 Florida Statutes. The first workshop will be held on December 9, 2025 following the Board of County Commissioners' Land Use Meeting at 9:00 a.m. The second workshop will be held on December 10, 2025 following the Board of County Commissioners' regularly scheduled workshop at 1:30 p.m. Please refer to https://hcfl.gov/events/bocc-workshops for ways to watch and access the Board of County Commissioners' workshops or call (813) 307-1000 for further assistance.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THE HILL-SBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RE-AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED. ALL INTERESTED PERSONS MAY PARTICIPATE IN THE ABOVE REFERENCED HEARING (BY APPEARING IN PERSON IN THE HILLSBOROUGH COUNTY BOARD ROOM ON THE SECOND FLOOR OF COUNTY CENTER OR BY APPEARING VIRTUALLY VIA COMMUNICATIONS MEDIA TECHNOLOGY) AND BE HEARD WITH RESPECT TO THE PROPOSED ORDINANCE. A COPY OF THE PROPOSED ORDINANCE IS AVAILABLE ONLINE AT HIISCIERK.com/Records. YOU MAY CONTACT THE CLERK'S OFFICE AT (813) 276-8100, ext. 4567 TO GET A COPY EMAILED OR MAILED TO YOU. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING ACCOMMODATION TO PARTICIPATE IN THE PROCEEDING, AND THOSE SEEKING A SIGN LANGUAGE INTERPRETER, SHOULD CONTACT THE ADA OFFICER AT THE TELEPHONE NUMBER (813) 276-8401 OR CALL TTY RELAY: 711 NO LATER THAN 72 HOURS PRIOR TO THE PROCEEDINGS. THIS MEETING IS CLOSED CAPTIONED FOR THE DEAF AND HARD OF HEARING. HEARING.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS Hillsborough County, Florida

12/5/25LG 1T

HILLSBOROUGH COUNTY

before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court on this 24th day of November, 2025. Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk

Katherine Martinez Esq. Ratherne Matthez, ESQ. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff B|R File: 010411.00012

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

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

CASE NO.: 24-CC-067263 DIVISION M

THE TAMPA RACQUET CLUB ASSOCIATION, INC., Plaintiff.

JUAN ROMERO, a single man, Defendant.

NOTICE OF ACTION

TO: JUAN ROMERO 5820 N. Church Ave., Unit 446 Tampa, FL 33614

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

That certain Condominium parcel composed of Unit 446 and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Con-dominium of THE TAMPA RACQUET CLUB, A CONDOMINIUM and Exhibits attached thereto, all as recorded in Official Record 3450, page 1175, et seq., and the Plat thereof recorded in Condominium Plat Book 2, page 27, et seq., together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Hillsborough County, Florida.

TOGETHER WITH Parking Space No. 62 at THE TAMPA RACQUET CLUB, A CONDOMINIUM, shown on Plat recorded in Condominium Plat Book 2, page 27, et seq., 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 CHARLES EV-ANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 12/31/2025, 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 November 25, 2025. Victor D. Crist as Clerk of the Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk

Charles Evans Glausier, Esquire Charles Evanis Glausier, Esquire Florida Bar No. 0037035 Glausier Knight Jones, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, Florida 33602 (813) 440-4600 Attorney for Plaintiff

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

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

CASE NO. 25-CA-010425

RRA CP OPPORTUNITY TRUST 1, Plaintiff.

UNKNOWN HEIRS, DEVISEES, BENE-FICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF RUBEN PERRY A/K/A RUBEN D. PERRY, SR. A/K/A RUBEN DENARD PERRY, SR., DECEASED; 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

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CRED-ITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF RUBEN PERRY A/K/A RUBEN D. PERRY, SR. A/K/A RUBEN DENARD PERRY, SR., DECEASED Last Known Address: N/A Current Address: N/A Previous : Address: N/A ALL OTHER UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees,

HILLSBOROUGH COUNTY

assignees, lienors, creditors, trustees and all parties claiming an interest by, through, under or against the Defen-dants, 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:

LOT BEGIN 386.40 FEET SOUTH AND 25 FEET EAST OF NORTHWEST CORNER OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST NORTHWEST 1/4 OF SOUTHEAST 1/4 RUN EAST 125 FEET NORTH 100 FEET EAST 10 FEET SOUTH 150 FEET WEST 135 FEET AND NORTH 50 FEET TO POB, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILL-SPORD ICH COLURY ELOPIA SBOROUGH COUNTY, FLORIDA

This property is located at the street address of: 5907 N 32nd Street, Tampa, FL 33610.

YOU ARE REQUIRED to serve a copy of your written defenses on or before a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, Lt.C., 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. in the Complaint or Petition.

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

IN ACCORDANCE WITH THE AMERI-CAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs 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 this notification if the time before the schedules. this notification if the time before the sched-uled 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 November 25, 2025.

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

MCMICHAEL TAYLOR GRAY, LLC 12/5-12/12/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 25-DR-009576

DIV: A ROXANA HURTADO DE MENDOZA COUTIN Petitioner,

SEBASTIAN GALVIS ZAPATA. Respondent

NOTICE OF ACTION

TO: SEBASTIAN GALVIS ZAPATA Address Unknown

YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Taino Law Group at 1107 E Jackson St, Ste 107, Tampa FL 33602 on or before 12/31/2025 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.

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

You must keep the Clerk of the Cirrout flust keep the Clerk of the Cir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 11/25/2025 Victor Crist Clerk of the Circuit Court By: s/ Jennifer Taylor Deputy Clerk 12/5-12/26/25LG 4T

IN THE COUNTY COURT IN AND FOR

HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-042321

HERITAGE ISLES GOLF AND

COUNTRY CLUB COMMUNITY ASSOCIATION, INC., Plaintiff,

FELICIA ANTOINETTE PIERCE, Defendant

NOTICE OF ACTION TO: FELICIA ANTOINETTE PIERCE

18151 Sandy Pointe Drive Tampa, Florida 33647 YOU ARE HEREBY NOTIFIED that an

action for foreclosure of lien on the following described property: Lot 16, Block 12, Heritage Isles Phase

1D, according to the map or plat there-of, recorded at Plat Book 87, Page 4, of the Public Records of Hillsborough County, Florida.

And more commonly known as: 18151 Sandy Pointe Drive, Tampa, Florida 33647.

Has been filed against you, and that you are required to serve a copy of your writ-

HILLSBOROUGH COUNTY

ten defenses, if any, to it on TIFFANY M. LOVE, ESQUIRE, Plaintiff's attorney, whose address is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa FL 33602, on or before 12/22/2025, a date within 30 days after the first publication of the notice in La Gaceta and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immedi-ately thereafter; otherwise default will be entered against you for the relief demand-ed in the complaint or petition.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the ADA coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hear-ing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

DATED on November 14, 2025 Victor D. Crist, Clerk of the Court 800 E Twiggs St, Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk Adams and Reese LLP

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

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA JUVENILE DIVISION CASE NO. 24-DP-73

DIVISION: C IN THE INTEREST OF: A.H. DOB: 10/13/2015 B.H. DOB: 05/24/2018 B.H. DOB: 02/28/2021 B.H. DOB: 06/08/2023 MINOR CHILDREN

NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS**

TO: Brian Haynes, 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 children for adoption: A.H. born on 10/13/2015, B.H. born on 05/24/2018, B.H. born on 02/28/2021, on 05/24/2018, B.H. born on 02/28/2021, and B.H born on 06/08/2023. You are hereby commanded to appear in-person on January 5, 2026, at 2:20 PM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING on Department's Amended Petition for Termination of Parental Rights. Parental Rights.

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

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 ADA Coordinator, tive Office of the Courts ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8770, e-mail: ada@fijud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. are hearing or voice impaired, call 711.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 25th day of November, 2025.

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

12/5-12/26/25LG 4T

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

CASE NO.: 25-DR-010208 DIVISION: C

Tomeka M. Leggett, Petitioner,

Kenyatta M. Bell (Deceased), Samuel M.M. Johnson, Jr., Respondents.

BY LA GACETA NEWSPAPER

TO: Samuel M.M. Johnson, Jr.

whose last known addresses are: 4702 Muskogee Ct., Apt 101, Tampa, FL 33610

6915 Silver Run Dr., Tampa, FL 33617

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by **Tomeka M. Leggett**, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire

Laura Ankenbruck, Esquire
Fla. Bar No. 0966400
Bay Area Legal Services, Inc.
1302 N. 19th Street, Suite 400
Tampa, Florida 33605
(813) 232-1222, ext. 138
and file the original with the Clerk of the above-styled Court at 800 E. Twiggs
Street, Tampa, FL 33602 on or before 01/02/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.
Copies of all court documents in this

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.

review these documents upon request.
You must keep the Clerk of the Circuit
Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved
Family Law Form 12.912.) Future papers
in this lawsuit will be mailed to the address on record at the clerk's office.

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

ing of pleadings. WITNESS my hand and the seal of said Court on November 26, 2025.

Victor D. Crist Clerk of the Circuit Court By: s/ Jessica Saladin Deputy Clerk

12/5-12/26/25LG 4T

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

FAMILY LAW DIVISION CASE NO.: 25-DR-011955 DIVISION: I

Kesha N. Johnson, Petitioner,

Jakeilah R. Weeks. Eric L. Benyard, Respondents.

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Eric L. Benyard, Respondent/Father whose last known address is: 3618 Central Ave., Apt 235, Ft. Myers, FL 33901

YOU ARE HEREBY NOTIFIED that an action for Temporary Custody of Minor Child by Extended Family has been filed against you by **Kesha N. Johnson**, and you are required to serve a copy of your written defenses, if any, to it, on the Attorney, whose name and address is:

Laura Ankenbruck, Esquire Fla. Bar No. 0966400 Bay Area Legal Services, Inc. 1302 N. 19th Street, Suite 400 Tampa, Florida 33605 (813) 232-1222, ext. 138

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 01/02/2026; otherwise judgment 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address accordants all dress on record at the clerk's office.

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

WITNESS my hand and the seal of said Court on November 26, 2025.

Victor D. Crist Clerk of the Circuit Court By: s/ Jessica Saladin Deputy Clerk

12/5-12/26/25LG 4T

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-003927 IN RE: THE ESTATE OF

CELINDA CONVERSE Deceased.

The administration of the Estate of CEL-INDA CONVERSE, deceased, whose date of death was October 12, 2025, and whose social security number is xxx-x2592, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St. Rm 426 Tampa El 3360. Twiggs St., Rm 426, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

NOTICE TO CREDITORS

All creditors must file claims against the Estate within the time provided by law or be forever barred.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is properly 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 applied to the specifical under S. 732.231 a creditor as specified under S. 732.2211.

The date of the first publication of this notice is 12/05/2025.

Personal Representative: LAURIE HARTZ 190 Columbia Cir. San Marcos, Texas 78666

Attorney for Personal Representative: PERRY G. GRUMAN, P.A. 3400 W. Kennedy Blvd. Tampa, Florida 33609 (813) 870-1614 Florida Bar 396052 perry@grumanlaw.com PGPA: 25-1252

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

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

CASE NO. 25-CP-4059 DIVISION: A Florida Bar #898791

IN RE: ESTATE OF RICHARD EARL BARRETT,

NOTICE TO CREDITORS

The administration of the estate of RICHARD EARL BARRETT, deceased, Case Number 25-CP-4059, is pending in Case Number 25-CP-4099, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the per-sonal representative and the personal representative's attorney are set forth below.

HILLSBOROUGH COUNTY

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is December 5, 2025.

Personal Representative: STEPHEN RICHARD BARRETT 46 Chedoke Avenue Hamilton Ontario L8P 4N9 Canada

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

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

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

CASE NO. 25-CP-4052 DIVISION: A Florida Bar #898791

IN RE: ESTATE OF ZACHARIAS T. CHAVARA, Deceased

NOTICE TO CREDITORS

The administration of the estate of ZAC-HARIAS T. CHAVARA, deceased, Case Number 25-CP-4052, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal respectations and the parameters. sonal representative and the personal resentative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is December 5, 2025

Personal Representative: JOSPHINA ZACHARIAS CHAVARA 10332 Beneva Drive

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

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

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

CASE NO: 24-CP-1028

IN RE: ESTATE OF ROSIE B. TOLBERT, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rosie B. Tolbert, deceased, whose date of death was January 24, 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 representatives and the personal representatives' attorney are set forth below.

HILLSBOROUGH COUNTY

All creditors of the decedent and other persons having claims or demands against 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 creditor as specified under s. 732.2211, Florida Statutes

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representatives: /s/ Joe Ann Sellers 3907 E. Henry Avenue Tampa, Florida 33619 /s/ James J. Tolbert 7517 N. 40th Street, #A105 Tampa, Florida 33604

Attorneys for Personal Representatives: /s/ Marley Dodd, Esq. Fla. Bar No.: 1058457 Brice Zoecklein, Esq. Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511 marlev@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310

12/5-12/12/25LG 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 pome of: the Florida out...
trade name of:

WAISTLESS

^ Marca

Owner: Christopher A Marcano 3702 W Spruce St #1239 Tampa, FL 33607

12/5/25LG 1T

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

CASE No. 23-CA-012230 CARRINGTON MORTGAGE SERVICES,

LLC, PLAINTIFF, LISA GOBERT, ET AL. DEFENDANT(S).

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

described property: LOT 5, BLOCK 6, LIVE OAK PRESERVE PHASE 1B, VILLAGES 2/7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court in its discretion may enlarge the time of the sale. Notice of the change time of sale shall be published as provided

Tromberg, Miller, Morris & Partners, PLLC Attorney for Plaintiff_ 600 West Hillsboro Boulevard

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

Tiffany Hamilton, Esq. FBN: 1058051 FBN: 1058051

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Hillsborough County, ADA Coordinator at 813-272-7040 or at ADA@fljud13.org, 800 E. Twiggs Street, Tampa, FL 33602 at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1025314

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CA-000430 FREEDOM MORTGAGE CORPORATION

JACQUELYN ANN WALSH ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Foreclosure dated the 15th day of November, 2025, and entered in Case No. 24-CA-000430, of the Circuit Court of the Thirteenth

HILLSBOROUGH COUNTY

Judicial Circuit in and for Hillsborough County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Jacquelyn Ann Walsh, Unknown Tenant in possession of the

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

THE INDEPENDENT SAVINGS COMPANY and LA VIVA HOMEOWNERS'
ASSOCIATION, INC. are defendants.
Victor D. Crist as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.hillsborough. realforeclose.com at 10:00 A.M. on the 7th day of January 2026, the following described property as set forth in said

described properly as set forth in said Final Judgment, to wit:

Lot 16, of La Viva Unit II, according to the Plat thereof, as recorded in Plat Book 57, Page 39, of the Public Records of Hillsborough County, Florida.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM

WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Court's ADA Coordinator, Hillsborough County Courthouse, 800 E Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled 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 Elorido Courte. 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.

Dated this 19th day of November, 2025. By: /S/ Liana R. Hall

Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR

PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM 11080-1025231

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

CASE NO.: 25-CC-023252, DIVISION I NORTH BAY VILLAGE CONDOMINIUM ASSOCIATION, INC.,

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

NOTICE OF SALE

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

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

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

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

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

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

AMS CUSTOM CREATIONS

Owner: Angela Scalzo 7613 S Wall St Tampa, FL 33616

HILLSBOROUGH COUNTY

11/28/25LG 1T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

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

BULLFROG CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC. Plaintiff,

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

NOTICE OF SALE

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

Lot 24, in Block 2, of BULLFROG CREEK PRESERVE, according to the Plat thereof, as recorded in Plat Book 123, Page 1, of the Public Records of Hillsborough County, Florida. PROPERTY ADDRESS: 12605 Flat-wood Creek Drive, Gibsonton, FL 33534.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coorassistance. Please Contact the ADA Coolinator, 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 concerned in the other 7 densities. uled appearance is less than 7 days; if you are hearing or voice impaired, call 711

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

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

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

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

DIRECT GENERAL INSURANCE Plaintiff,

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

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN FELIPE as the Parent, Natural and Legal Guardian

of A.T., a minor; Address Unknown: YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and re-sponse to the Complaint for Declaratory ydogment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately there-after; otherwise a default will be entered

against you for the relief demanded in the Complaint for Declaratory Judgment. This notice shall be published once each week for four (4) consecutive weeks

in La Gaceta. Witness my hand and seal of this Court on this 24th day of November, 2025

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

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

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

DIRECT GENERAL INSURANCE Plaintiff.

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

Defendants. NOTICE OF ACTION

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

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough

County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiffs attorney or immediately thereon Plaintiff's attorney or immediately there-after; otherwise a default will be entered against you for the relief demanded in the

Complaint for Declaratory Judgment. This notice shall be published once each week for four (4) consecutive weeks

Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor

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

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

DIRECT GENERAL INSURANCE

COMPANY, Plaintiff,

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

NOTICE OF ACTION

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

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

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

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

Bv: s/ Jennifer Taylor As Deputy Clerk

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25DR14310

Division: JP MONICA CHEVELLE VANN,

Petitioner, JIMMY ERIC GALLON,

Respondent.

NOTICE OF ACTION FOR **DISSOLUTION OF MARRIAGE**

TO: JIMMY FRIC GALLON Last address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MONICA CHEVELLE VANN. whose address is 3005 E. Chelsea St., Tampa, FL 33610, on or before 28 days after the first publication, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

Conies 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 Familian and E-Mail Address, ily 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 10/24/25

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

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

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

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

DIRECT GENERAL INSURANCE Plaintiff,

TIFFANY KIA WILSON, PATRICH

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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

NOTICE OF ACTION

TO: TYLER ESMELKI TAVERAS; Address Unknown:

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

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

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

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

Case No.: 25-DR-011645

Division: F JENNIFER LYNN REAGAN

Petitioner, and JASMINE LÁSHAY HOUSE

Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT) TO: JASMINE I ÁSHAY HOUSE Last known address: 6140 Paseo Al Mar Blvd. Apt.1327, Apollo Beach, FL 33572

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JENNIFER LYNN REAGAN, whose address is 6353 Vibernum Ct, Apt 439, Apollo Beach, FL 33572, on or before 12/30/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated November 24, 2025 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Mary Glover Deputy Clerk

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

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

Division: D-P

MIGHEL ANGEL DIAZ ALONS Petitioner,

MARTA DE LA CARIDAD ACOSTA PONCE DE LEON.

Respondent.

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

TO: MARTA DE LA CARIDAD ACOSTA PONCE DE LEON Last Address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MIGUEL ANGEL DIAZ ALONSO, whose address is 6808 Monique Ave, Tampa FL 33625, on or before 12/30/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address,

HILLSBOROUGH COUNTY

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

WARNING: Rule 12,285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated November 24, 2025 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jessica Saladin Deputy Clerk

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-017194

HUNTER'S GREEN COMMUNITY ASSOCIATION, INC.

Plaintiff,

TIME CAPITAL GROUP LLC, Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered in this cause on November 21, 2025, by the County Court of Hillsborough Florida, for the following property

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

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough.realforeclose.com, on January 16, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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 Attorney for Plaintiff

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

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

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

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

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

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN FELIPE; Address Unknown:

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

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

Witness my hand and seal of this Court on this 19th day of November, 2025. Victor D Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk

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

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

IN RF: FSTATE OF ROBERT J. MIHALIC /k/a ROBERT MIHALIC, Deceased.

NOTICE TO CREDITORS

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

HILLSBOROUGH COUNTY

Attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviv ing 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 written demand must be filed with the clerk

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

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

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

Personal Representative:

Janet Mihalic 7646 Hampton Hills Loop New Port Richey, Florida 34654 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201 314 S. Missouri Avenue, Suite 2 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail:

ashley.cribbis@atcauselaw.com 11/28-12/5/25LG 2T

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

JUVENILE DIVISION CASE NO. 23-DP-33 DIVISION C

DOB: 8/6/2012 MINOR CHILD NOTICE OF ACTION

IN THE INTEREST OF:

TERMINATION OF PARENTAL RIGHTS TO: JOSE VELASQUEZ, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: D.F. born on 8/6/2012. You are hereby commanded to appear in-person on January 5, 2026, at 2:40 PM before the Honorable Daryl Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING on Department's Partition for Tormination of Becauting of Partition of Part Petition for 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 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. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, 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 propose 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 21st day of November, 2025.

Victor D. Crist, Clerk of Court 800 E. Twiggs Street, Tampa, FL 33602 By: /s/ Santiago Zambrano As Deputy Clerk

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

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

CASE NO. 25-CP-3975 DIVISION: A Florida Bar #898791

IN RE: ESTATE OF JOHN DAVID MILLER,

NOTICE TO CREDITORS

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

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

HILLSBOROUGH COUNTY

mand is made by a creditor as specified under Section 732.2211, Florida Statutes. All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A CODY. CE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

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

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

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

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

IN RE THE MARRIAGE OF: SALVATORE LOCICERO,

and

LIUBOV ANATOLLEVNA PARENKO LOCICERO. Respondent.

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Maria Obradovich, Esq., Attorney for Petitioner whose address is 11928 Sheldon Road Suite 111, Tampa, FL 33626 on or before 12/29/2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the re-lief demanded in the petition.

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

Petitioner requests that this Court adjudicate to the Husband exclusive, sole ownership of his 2016 Crysler 300. Petitioner also requests, that this Court ratify Husband's exclusive, sole ownerratiry Husband's exclusive, sole ownership of the real property located at 4517 W. Elm Street Tampa, FL 33614, legally described as: Lot 26, Block 1, West Park Estates Unit No.4, according to the plat thereof recorded in Plat Book 36, Page 24, public records of Hillsborough County, Florida; together with the improvements thereon.

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

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

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

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

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

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

Case No.: 25 015368 Division: E-P

JUAN CARLOS ZAPATA,

MARIA NEISILIA MEJIA BENITES,

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

TO: MARIA NEISILIA MEJIA BENITES Last address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to against you and that you are required to serve a copy of your written defenses, if any, to it on JUAN CARLOS ZAPATA, whose address is 1412 W Burger St, Tampa, FL 33604, on or before 12/24/2025,

and file the original with the clerk of this Court at 800 E Twiggs St, Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

Copies of all court documents in this copies or 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

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

Dated November 17, 2025 Victor D. Crist. Clerk of Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Gilberto Blanco Deputy Clerk

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

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

STATE OF FLORIDA **FAMILY LAW DIVISION** Case No.: 25-DR-002191 Division: C

IN RE: THE MATTER OF: GUILHERME N. PORTO,

DANIELA L. PORTO, Respondent.

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

TO: DANIELA L. PORTO

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

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Cur-rent Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

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

Dated 11/10/2025 Victor D. Crist Clerk of the Circuit Court Bv: /s/ Jennifer Taylor Deputy Clerk

11/21-12/12/25 4T

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

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

IN RE:

RONALD JAMES MARCUS, JR., Petitioner/Father.

Respondent/Mother.

and CHR NE JESEEKIA HARRISON,

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

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

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

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 You must keep 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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

the addresses on record at the clerk's office.

WARNING: Rule 12,285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 11/12/2025

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

11/21-12/12/25 4T

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

Case No.: 25-DR-002336 Division: AP

OSIEL CALDERON CASTILLO, Petitioner,

ELIANOR CASAS MAYEA,

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

TO: ELIANOR CASAS MAYEA Last known address: 201 Libertad Entre

Padrecano y Paquito Espinosa YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OSIEL CALDERON CASTILLO, whose address is 3450 Palencia Dr. Apt. 2204, Tampa, FL 33618, on or before 12/16/2025, and file the pricinal with the clerk of this Court at 800 E

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

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

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

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

WARNING: Rule 12,285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or strik-ing of pleadings.

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

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

NOTICE OF ADMINISTRATIVE COMPLAINT

HILLSBOROUGH COUNTY To: NISEEHM J. TILLERY

Case: CD202506631/D 3410346/3503132 An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture ture 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 force with the contraction of the properties of the p dispose of this cause in accordance with law. 11/14-12/5/25LG 4T

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

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

In Re: The Matter of: ISAIAH REEVES,

Petitioner

and

MARY WANJIRU NGANGA,

Respondent

SECOND AMENDED NOTICE OF **ACTION TO LEGAL MOTHER**

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

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

Copies of all court documents in this

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 law-suit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated 11/5/2025

HILLSBOROUGH COUNTY

JUVENILE DIVISION

CASE NO. 25-DP-458

DIVISION: C

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS

YOU ARE HEREBY NOTIFIED that the

State of Florida, Department of Children and Families, has filed a Petition to terminate

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

TAILURE 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 CHILD DEN MAMED IN THIS NOTICE.

Please contact Administrative Office of The Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8771, ad-Official/2 reg. within two workings.

E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appear-

ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are

WITNESS my hand as Clerk of said Court

and the Seal thereof, this 6th day of No-

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 04-CP-002633

Division: A

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

Address Unknown
YOU ARE NOTIFIED that an action has

been filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, for the probate of Cleota E. White where you are named as a beneficiary.

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

on or before 12/15/2025, and file the original

with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E Twiggs St, Tampa, FL 33602, either before service on

Petitioner's attorney or immediately thereaf-ter; or a default will be entered against you for

the relief demanded in the Petition for Sum-

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

FOR HILLSBOROUGH COUNTY

CIVIL DIVISION

CASE NO.: 25-CC-022410

NOTICE OF ACTION

1313 East 33rd Ave, Tampa, FL 33603

YOU ARE HEREBY NOTIFIED that an

action for breach of contract/debt owing has

been filed against you and you are required to serve a copy of your written defenses, if any, to it on or before December 10, 2025, to

Shannon L. Hunter, Esq., whose address is 3203 W. Cypress St., Tampa, FL 33607 and to file the original with the Clerk of this Court

either before service on Plaintiff's attorney or

immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or Petition.

This Notice shall be published once a week

for four (4) consecutive weeks in La Gaceta. WITNESS my hand and seal at Hillsborough County, Florida this 6th day of November 2005.

800 E. Twiggs Street, Tampa, FL 33601

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

Victor D. Crist Clerk of the Circuit Court

By: /s/ Jennifer Taylor

Holcomb & Leung, P.A.

Deputy Clerk

PIPELINE CONSTRUCTION, LLC,

a Florida limited liability company, CHRISTOPHER LEE,

WITNESS my hand and seal of this Court

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

MOONRAY LAW, PLLC

Brandon, Florida 33511

mary Administration.

Victor D. Crist

Signed on 5/21/2025

As Clerk of the Court

SYNERGY RENTS, LLC, a Florida limited liability company,

jointly and severally,

Defendants

ber. 2025.

By: s/ Ryan Marsh As Deputy Clerk

on 11/6/2025

c/o Justin T. Moonray, Esq

1032 E Brandon Blvd #9933

TO: CAROLYN NIX
THE ESTATE OF CLEOTA E. WHITE

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

hearing or voice impaired, call 711.

Victor D. Crist, Clerk of Court

By: /s/ Santiago Zambrano

vember 2025

IN RE: ESTATE OF

CLEOTA E. WHITE

Deceased

CHILDREN NAMED IN THIS NOTICE.

DOB: 6/3/2025

TO: Tiffany Metevia Headings, address

Kacey Headings, address unknown

IN THE INTEREST OF:

MINOR CHILD

unknowń

MANATEE COUNTY

FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY Case No. 25-CP-002592

IN RE: ESTATE OF MELODY HUGHES. Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Melody Hughes, deceased, whose date of death was January 13, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. 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 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 PUB-LICATION OF THIS NOTICE.

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

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

The first date of publication is December

Personal Representative: Brandon Hughes 607 129th Street NE Bradenton, Florida 34212

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

12/5-12/12/25I G 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 928778 from Atwell, LLC located at 10150 Highland Manor Drive, Suite 450, Tampa FL 33610. Application received: 10/22/2025. Proposed activity: Residential. Project name: Firethorn Phase IV Mass Grading. Project size: 161.6 Acres. Location: Section(s) 3 size: 161.6 Acres. Location: Section(s) 3 & 4, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Hwy 301 Tampa, FL 33637-6759 or through the "Application & Permit Search Tools" function on the District's website at www. watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be re-ceived 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 quest an administrative nearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA 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.

12/5/25LG 1T

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025-CA-2257

AKVM Construction Group, Inc., Plaintiff.

Sean McAloon and Megan McAloon, Husband and Wife,

Defendants. NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Lien Foreclosure filed on November 26, 2025 and entered in Manatee County Case No. 2025-CA-2257, of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida in the above captioned action, the following real property situated in Manatee County, Florida, described as:

LEGAL DESCRIPTION: The address of the subject real prop-

erty is located at 13404 Kildare Place, Lakewood Ranch, FL 34202.

Lot 1, Block B, Lakewood Ranch Country Club Village Subphase V, a/k/a Legend's Walk & Subphase W, a/k/a/ Kingsmill, a Subdivision as per plat thereof recorded in Plat Book 40, Pages 149 through 161, Public Records of Manatee County, Florida. Tax ID 588514509.

Shall be sold by the Manatee Clerk of Court on Tuesday, January 6, 2026 at 11 a.m., to be held at www.manatee. realforeclosure.com to the highest and best bidder, for cash, after giving notice as required by section 45.031, Florida

If this property is sold at public auction,

MANATEE COUNTY there may be additional money from the

sale after payment of persons who are entitled to be paid from the sale proceeds pursuant to this final judgment. If you are a subordinate lienholder claiming a right to funds remaining after the sale, if any, 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 timely claim, you will not be entitled to any remaining funds.

If you are the property owner, you may claim these funds yourself. You are not required to have a lawyer or any other representation and you do not have to assign your rights to anyone else in order for you to claim any money to which you are entitled. Please check with the manatee county clerk of the court, 1115 Manatee Avenue West Bradenton, FL 34205 within ten (10) days after the sale to see if there is additional money from the foreclosure sale that the clerk has in the registry of the court.

If you decide to sell your home or hire someone to help you claim the additional someone to nelp you claim the additional money, you should read very carefully all papers you are required to sign, ask someone else, preferably an attorney who is not related to the person offering to help you, to make sure that you understand what you are signing and that you are not transferring your property or the are not transferring your property or the equity in your property without the proper information.

If you cannot afford an attorney, If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or https://www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or https://www.gulfcoastlegal.org. If you do not qualify for free legal assistance or do not know an attorney, you may use an attorney referral service or contact the Florida Bar Referral Service at (800) 342-8011 or https://www.floridabar.org/public/lrs/ to or https://www.floridabar.org/public/lrs/ to see if you qualify financially for their services. If they cannot assist you, they may be able to refer you to a local bar referral agency or suggest other options. If you choose to contact the local or nearest legal aid office for assistance, you should do so as soon as possible after receipt of this

If you are a person with a disability who If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206. Telephone: (941) 741-4062. If you are hearing or voice impaired, please call 711.

/s/ John P. Fleck, Jr. John P. Fleck, Jr., Esquire 1111 Ninth Avenue West, Suite C Bradenton, FL 34205 (941) 749-1832 manateecountylaw@aol.com Attorney for Plaintiff Florida Bar No. 355747

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002670AX

IN RE: ESTATE OF MICHAEL L. NICHOLS Deceased

NOTICE TO CREDITORS

The administration of the estate of MICH-AEL L. NICHOLS, deceased, whose date of death was May 5, 2024; File Number 2025CP002670AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative: JUSTIN MICHAEL NICHOLS 3514 19th Street West Bradenton, FL 34205 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:

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

GADeservice@GendersAlvarez.com

File No. 2025 CP 2744 Division Probate

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

NOTICE TO CREDITORS

The administration of the estate of LOR-(Continued on next page)

MANATEE COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND

Page 24/LA GACETA/Friday, December 5, 2025

MANATEE COUNTY

ENZO NEIL THOMAS, SR., deceased, whose date of death was October 13, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney and the personal representative's attorney are set forth below.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviv-ing spouse is property to which the Florida Uniform Disposition of Community Properthe state of the s

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

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

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

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

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

Personal Representative: PATRICIA THOMAS

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

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

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF WASHINGTON

Wes Weaver v. Johanna E. Fraser Case No. 25CV48297

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

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

NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY

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

If you have question, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolita or toll-free elsewhere in Oregon at (800) 452 7636.

The motion or answer or reply must be given to the court clerk or administrator with 30 days of the date of first publication specified herein along with the required filing fee.

The date of the first publication of this summons is 11/14/2025.

Kevin W. Luby, OSB #844050 Demland LU/DA Law Group Attorney for Plaintiff 16869 ŚW 65th Ave., No. 290 Lake Oswego, OR 97035 (503)766-4771 kevin@luda-law.com

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

ORANGE COUNTY

NONJUDICIAL PROCEEDING FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 13013569.2 FILE NO: 25-024284 PALM FINANCIAL SERVICES, LLC,

ROBBIE T. HILLERY Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Robbie T. Hillery
1843 MCCARTHY AVE Sanford, FL 32771-3054 The Manley Law Firm LLC has been appointed as trustee by Palm Financial

appointed as fusice by Falin Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Villas at Disney's Grand Floridian Resort described as:

An undivided 0.4115% interest in Unit 1.3 ft. bt. Villas at Disney's Grand Floridian of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, **LEGAL ADVERTISEMENT** ORANGE COUNTY

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

The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timesbare 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 forespecture of the Mortgage of below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$24,811.04, plus interest (calculated by multiplying \$7.11 times the number of days that have elapsed since November 19, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are

the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1025402

NON.IUDICIAL PROCEEDING FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 8009228.3 FILE NO.: 25-024293 PALM FINANCIAL SERVICES, LLC, Lienholder,

vs. DANIELLE A. PIASCIK; JUSTIN F. Obligor(s)

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Danielle A. Piascik 33 N WEST ST Feeding Hills, MA 01030-1008 Justin F. Piascik 33 N WEST ST

Feeding Hills, MA 01030-1008 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Copper Creek Villas & Cabins at Disney's Wilderness Lodge described as: An undivided 0.4723% interest in Unit

2A of Copper Creek Villas & Cabins at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded as Instrument Number 20170096685, in the Public Records of Orange County, Florida, and all amendments thereto.

The default giving rise to these proceedings is the failure of the Obligor proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,204.01, plus interest (calculated by multiplying \$0.64 times the number of days that have elapsed since November 14, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are Timeshare Ownership Interest are

insufficient to offset the amounts secured by the Claim of Lien. by the Claim of Lien.
Michael E. Carleton, Esq.
Jordan A. Zeppetello, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Telecopier: 614-220-5613
11080-1025096

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE
FILE NO.: 25-024302
PALM FINANCIAL SERVICES, LLC,

RENAE S. CULLEN; DONALD R. CULLEN, AKA DONALD R. CULLEN, JR.

Lienholder,

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Renae S. Cullen
6628 CALM RIVER WAY
Louisville, KY 40299 Donald R. Cullen, AKA Donald R. Cullen,

6628 CALM RIVER WAY The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as: An undivided 0.3503% interest in Unit An undivided 0.3503% interest in Unit 111B of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Elorida, and all amendments

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

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as the Timeshare Ownership Interest as

ORANGE COUNTY

recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,911.00, plus interest (calculated by multiplying \$0.51 times the number of days that have elapsed since November 14, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.
The Manley Law Firm LLC
Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028

NONJUDICIAL **PROCEEDING** FORECLOSE CLAIM OF TRUSTEE LIEN BY FILE NO.: 25-024322 PALM FINANCIAL SERVICES, LLC. Lienholder,

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

Fax: 614-220-5613

11080-1025113

ELVIS T. ULUFANUA; WANDA D. ULUFANUA Obligor

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

Moscow, ID 83843
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

An undivided 0.6569% interest in Unit An undivided 0.6569% interest in Unit 52A of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County. Florida. The Obligor has the right to object to this Trustee proceeding serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,956.39, blue interest (calculated by multiplining plus interest (calculated by multiplying \$0.96 times the number of days that have elapsed since November 14, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts are insufficient to offset the amounts secured by the Claim of Lien. The Manley Law Firm LLC Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266

Fax: 614-220-5613 11080-1025112 NONJUDICIAL PROCEEDING TO FORECLOSE MORTGAGE BY TRUSTEE CONTRACT NO.: 14006965.0 FILE NO.: 25-025196 PALM FINANCIAL SERVICES, LLC, Lienholder,

JENNIFER S. GIBBS Obligor(s)

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Jennifer S. Gibbs 1275 danforth rd apt 214 Scarborough, Ontario M1J1E7

Scarborougn, Ontario MIJIE/
Canada
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Disney's Polynesian Villes & Purpolayus described as:

Villas & Bungalows described as:
An undivided 0.2535% interest in Unit An undivided 0.2535% interest in Unit 29 of the Disney's Polynesian Villas & Bungalows, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10857, Page 4004, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the

Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may **ORANGE COUNTY**

be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$6,939.25, plus interest (calculated by multiplying \$2.84 times the (calculated by multiplying \$2.84 times the number of days that have elapsed since November 19, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of

the Timeshare Ownership Interest are insufficient to offset the amounts secured

by the Mortgage.
Michael E. Carleton, Esq. Jordan A. Zeppetello, Esq. Jasmin Hernandez, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1025346

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE TRUSTEE
CONTRACT NO.: 031078-190L-707831
FILE NO.: MINNIE B. MARSHALL
BELLA FLORIDA CONDOMINIUM
ASSOCIATION, INC., A FLORIDA
CORPORATION, CONDOMINIUM INC., A FLORIDA Lienholder

MINNIE B. MARSHALL

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Minnie B. Marshall

17306 SCOTTSDALE BLVD Shaker Heights, OH 44120-5219 The Manley Law Firm LLC has been appointed as trustee by Bella Florida 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 Bella Florida

Condominium described as: Unit Week 19, in Unit 03108, an Odd Biennial Unit Week, and Unit Week 19, in Unit 03107, an Odd Biennial Unit Week in Bella Florida Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 6222, Page 1987, Public Records of Orange County, Florida and all amendments thereof and supplements thereto thereof and ('Declaration') supplements

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,746.70, pulse interest (calculated by multiplying plus interest (calculated by multiplying \$0.50 times the number of days that have so.30 times the furnible of days that have elapsed since November 19, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts

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

> IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003743-O

Division Probate IN RE: ESTATE OF

RENIS S. PATON Deceased.

11080-1025400

NOTICE TO CREDITORS

The administration of the estate of Renis S. Paton, deceased, whose date of death was September 17, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Suite 335, Orlando, Florida 32801. The names and addresses of the personal representatives and the personal representatives and the personal representatives. and the personal representatives' attorney are set forth below

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse property to which the Florida Uniform sposition 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 December 5, 2025.

Personal Representatives:

ORANGE COUNTY

Mary P. Helm a/k/a Mary Paton Helm 5310 New Kent Road Richmond, Virginia 23225 Frederick Helm 5310 New Kent Road Richmond, Virginia 23225

Attorneys for Personal Representatives: Stacey A. Prince-Troutman, Esq. Florida Bar Number: 615471 Primary email: stacey.prince-troutman@akerman.com Secondary email: heather.richards@akerman.com kelli.woodby@akerman.com R. Dale Noll, Esq. Florida Bar Number: 98041 Primary email: dale.noll@akerman.com Secondary email: marlene.bregio@akerman.com maria.ossorio@akerman.com Akerman LLP CNL Center II 420 South Orange Avenue, Suite 1200 Orlando, Florida 32801 Telephone: (407) 423-4000 Fax: (407) 254-4188

12/5-12/12/25LG 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:

JULIE THE PET NANNY Owner: Julie Martiato 7512 Marietta Street Orlando, FL 32807

12/5/25LG 1T

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

IN RE: ESTATE OF JOAN C. RABE Deceased.

NOTICE TO CREDITORS

The administration of the estate of Joan C. Rabe, deceased, whose date of death was March 9, 2022, is pending in the Circuit Court for ORANGE County, Florida, Probate Division, the address of which is 425 North Orange Avenue, Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

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

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

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

MOHAMMED LARHOUASLI MARRAKCHI Petitioner.

and DOUAAE EL KANDRI Respondent.

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

YOU ARE NOTIFIED that an action

TO: DOUAAE EL KANDRI Last known address: 4817 Southlawn Ave, Orlando, FL 32811

for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MOHAMMED LARHOUASLI MARRAKCHI, whose address is 4817 Southlawn Ave, Orlando, FL 32811, on or before 1/1/26, and file the original with the clerk of this Court at 425 N. Orange Ave., Orlando, FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in

The action is asking the court to decide

ORANGE COUNTY

how the following real or personal property should be divided: None

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

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

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

DATED 11/1/2025 Tiffany M. Russell Clerk of the Circuit Court By: /s/ Sebastian Ramos Declet Deputy Clerk

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

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY

To: SHYCARRIA A. REEDING Case: CD202502293/D 3419782

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

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

OSCEOLA COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

EDGE OVER SOLUTIONS Owner: ReGina Newkirk Rucci

5022 Sunfalls Avenue St. Cloud, FL 34772

12/5/25LG 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 prepare. trade name of:

RABBITANDCLOCK

Owner: Luis D. Carbonell 2774 Club Cortile Circle Apt A Kissimmee, FL 34746

12/5/25LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025 CA 002178 MF

FREEDOM MORTGAGE CORPORATION PLAINTIFF.

VS.

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

CASE NO.: 2025 CA 002178 MF NOTICE OF ACTION TO: Eduardo Oca Avila Last Known Address: 1109 Hilltop Place, Saint Cloud, FL 34772

Current Residence: UNKNOWN TO: Eduardo Oca Avila Last Known Address: 9206 Randal Park

Blvd, Apt 2113 Orlando FL 32832 Current Residence: UNKNOWN ΓΟ: Eduardo Oca Avila Last Known Address:13245 Oulton Cir Orlando FL 32832

Current Residence: UNKNOWN

TO: Eduardo Oca Avila Last Known Address:207 Hydra Way Groveland FL 34736 Current Residence: UNKNOWN

Current Residence: UNKNOWN
TO: Unknown Spouse of Eduardo Oca Avila
Last Known Address: 1109 Hilltop Place,
Saint Cloud, FL 34772
Current Residence: UNKNOWN
TO: Unknown Spouse of Eduardo Oca Avila TO: Unknown Spouse of Eduardo Oca Avila

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

TO: Unknown Spouse of Eduardo Oca Avila Last Known Address: 13245 Oulton Cir Orlando FL 32832 Current Residence: UNKNOWN

TO: Unknown Spouse of Eduardo Oca Avila Last Known Address: 207 Hydra Way Grove-

land FL 34736 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following de-

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

Public Records of Osceola County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900. Coral Springs, FL 33071, on or before 9th January 2026, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 F. 7th Ave. Tampa FL 33605 and file 3210 E. 7th Ave, Tampa, FL 33605 and file

ORANGE COUNTY

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 14th day of November , 2025. KELVIN SOTO

By: Kelvin Soto, Esq. As Deputy Clerk
Publish: La Gaceta Publishing, Inc, 3210 E.

7th Ave, Tampa, FL 33605 11080-1025396

PASCO COUNTY

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

Case No.: 2025CC003076CCAXES THE OAKS OF PASCO COMMUNITY ASSOCIATION, INC.,

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST AMANDA MCFADDEN, DECEASED, Defendant

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST AMANDA MCFADDEN, DECEASED. 6256 Bradford Wood Dr.

Zephyrhills, FL 33542

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

Lot 25, OAKS OF PASCO, according to the Plat thereof, recorded in Plat Book 80, Pages 113 through 118, in-clusive, of the Public Records of Pasco County, Florida.

And more commonly known as: 6256 Bradford Woods Drive, Zephyrhills, Florida 33542.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on TIFFANY LOVE, ESQUIRE, Plaintiff's attorney, whose address is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa, FL 33602, on or before January 5th, 2026, a date within 30 days after the first publication of the notice in La Gaceta and file the original with the Clerk of this Court either. original with the Clerk of this Court either before service on Plaintiff's attorney or im-mediately thereafter; otherwise default will be entered against you for the relief de-manded in the complaint or petition.

manded 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 December 1, 2025

DATED on December 1, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Adams and Reese LLP

12/5-12/12/25LG 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 page of: trade name of:

HONEST AIR QUALITY Owner: Robert Rouse 3512 Seffner Dr

Holiday, FL 34691

NEAL RICHARD KNEPP

12/5/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025-CP-001472-ES Division: Probate IN RE: ESTATE OF

Deceased NOTICE TO CREDITORS

The administration of the estate of NEAL RICHARD KNEPP, deceased, whose date of death was July 9, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

PASCO COUNTY

LICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative: Michele Lei Jones 5621 Creek Dale Way NE Buford, GA 30518

Attorney for Personal Representative: Paul James Monsanto, Esq. Florida Bar Number: 1025961 26852 Tanic Drive, Suite 102 Wesley Chapel, FL 33544 Telephone: (813) 997-5290 E-Mail: paul@pjmattorneys.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001895CPAXES

IN RE: ESTATE OF CYNTHIA ANN GEORGE Deceased

NOTICE TO CREDITORS

The administration of the estate of CYN-THIA ANN GEORGE, deceased, whose date of death was January 2, 2025; File Number 2025CP001895CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative: PAUL DOUGLAS GEORGE 26502 Brahma Drive Wesley Chapel, FL 33544 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 12/5-12/12/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001258

IN RE: ESTATE OF CALVIN L. DICKEY, JR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAL-VIN L. DICKEY, JR., deceased, whose date of death was July 12, 2024, and whose social security number is XXX-XX-3406, 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 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 TICE ON THEM. All other creditors of the decedent and

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

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

NOTWITHSTANDING THE TIME 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 December 5, 2025.

PASCO COUNTY

Co-Personal Representatives /s/ CALVIN DICKEY, SR. /s/ NICOLE DICKEY

Attorney for Co-Personal Representatives: /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

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001693CPAXWS

IN RE: ESTATE OF CHERYL STROM GAIDOWSKY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHERYL STROM GAIDOWSKY, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the ad-dress of which is Post Office Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse property to which the Florida Uniform isposition 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 December 5, 2025.

7331 Mayfield Drive Port Richey, Florida 34668 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

Personal Representative

JORDAN GAIDOWSKY

noel@clearwaterprobateattorney.com 12/5-12/12/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 2025CP001524CPAXWS

IN RE: ESTATE OF ALAN S. BELL, aka ALAN SPENCER BELL, 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 ALAN S. BELL, aka ALAN SPENCER BELL, deceased, File Number 2025CP001524CPAXWS, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was March 11, 2025; the the test legic of the address in 2025; that the total value of the estate is less than \$10,000.00, and that the names and addresses of those to whom it has been assigned by such order are:

Address Name DAVID J. BELL 5215 S. West Shore Blvd., Unit 15, Tampa, FL 33611 ALL INTERESTED PERSONS ARE NOTI-

FIED THAT:

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

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

The date of first publication of this Notice is December 5, 2025. Person Giving Notice: /s/ DAVID J. BELL Petitioner

PASCO COUNTY

Attorney for Person Giving Notice: /s/ Jeffrey M. Gad 75/ JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP 400 N. Ashley Drive, Suite 3100 Tampa, Florida 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118
E-Mail: jeffreyg@jpfirm.com
Secondary E-Mail: jcason@jpfirm.com

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 2025CC006736CCAXES

VILLAS AT EDENFIELD ASSOCIATION,

Plaintiff,

MAZIN MAKSOUSA, Defendant.

NOTICE OF ACTION

TO: MAZIN MAKSOUSA 27325 Mistflower Drive Wesley Chapel, FL 33544

YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:

Lot 37, Block 57, SEVEN OAKS PAR-CEL S-8B2, according to the Plat thereof, as recorded in Plat Book 47, at Pages 141 through 146, inclusive, of the Public Records of Pasco County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 12/29/2025 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 re-lief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, 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 and list transportation to with disabilities needing transportation to court should contact their local public transpor-tation providers for information regarding

disabled transportation services. WITNESS my hand and the seal of this Court on November 25, 2025.

By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff B|R File: 019788.00001

12/5-12/12/25LG 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 Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the

FLORIDA MEDICAL CLINIC ORLANDO HEALTH WIREGRASS RANCH HOSPITAL

Owner: OHI Wiregrass Ranch, Inc. 1414 Kuhl Avenue, MP 2

Orlando, FL 32806 12/5/25LG 1T

NOTICE OF ACTION

Pasco County

BEFORE THE BOARD OF NURSING IN RE: The license to practice Nursing

> Destiny Collins, C.N.A. 1651 Brooksbend Drive Wesley Chapel, FL 33543

CASE NO.: 2022-33741 LICENSE NO.: CNA370557

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Philip Crawford, Assistant General Coun-sel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9829.

If no contact has been made by you concerning the above by January 16, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

12/5-12/26/25LG 4T

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

File No. 2025-CP-001549 IN RE: ESTATE OF

CYNTHIA SUSAN MCQUEEN Deceased

NOTICE TO CREDITORS

The administration of the estate of Cyn-(Continued on next page)

Page 26/LA GACETA/Friday, December 5, 2025

PASCO COUNTY

thia Susan McQueen, deceased, whose date of death was December 22, 2024, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representatives: Matthew Troy Nahrwold 3891 W. Lakeshore Drive-57 Columbia City, Indiana 46725 Catherine Nahrwold 3891 W. Lakeshore Drive-57 Columbia City, Indiana 46725

Aaron W. Saoud, Esq. Attorney Florida Bar Number 096124 AWS I AW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org

Attorney for Personal Representatives:

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

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

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

described property set forth in said Final Judgment, to wit: LOT 480, SEVEN SPRINGS HOMES UNIT

LOT480, SEVEN SPRINGS HOMES UNIT THREE - B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 56 AND 57, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA Commonly known as: 7329 Jenner Ave, New Port Richey, FL 34655 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

remaining funds.

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

DATED November 18, 2025
/s/ Bradford Petrino Esq

Bradford Petrino, Esq Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: bpetrino@lenderlegal.com EService@LenderLegal.com CERTIFICATE OF SERVICE I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 18th day of November 2025 to: MAXWELL BUTLER 7329 Jenner Ave. New Port Richey, FL 34655 FRANCHESCA A. PENA

7329 Jenner Ave. New Port Richey, FL 34655 STATE OF FLORIDA c/o Hastings Jones, Esq.
Senior Assistant Attorney General Office of the Attorney General The Capitol, Suite PL-01 Tallahassee, FL 32399-1050

oag.foreclose.eserve@mvfloridalegal.

JOHN F. RUDY, III
Assistant United States Attorney
400 North Tampa Street, Suite 3200
Tampa, FL 33602
USAFLM.HUD@usdoj.gov

PASCO COUNTY

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

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

CIVIL DIVISION CASE NO.: 2025CA002691CAAXWS

FREEDOM MORTGAGE CORPORATION Plaintiff.

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

11080-1025319

NOTICE OF ACTION

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

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

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

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before December 29th, 2025, within or before details the strengt with the contract the strengt with the contractions. beine December 29th, 2025, within or be-fore a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately 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 par-ticipate in this proceeding, you are entitled at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this document please conyour receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 M in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

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

By: s/ Haley Joyner As Deputy Clerk

Miller, George & Suggs, PLLC

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 512025CP001685CPAXWS Division Probate

IN RE: ESTATE OF DAVID MARK. SMITH Deceased.

NOTICE TO CREDITORS

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

All creditors of the decedent and other All creditors of the decedent and same persons having claims or demands against decedent's estate on whom a copy of this potice has been served must file their 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

Attorney for Personal Representative: /s/ Dana Kemper Dana Kemper, Esq.

PASCO COUNTY

Florida Bar # 0044337 HEMNESS FALLER ELDER LAW 309 N. Parsons Avenue Brandon, Florida 33510-4515 (813) 661-5297 (813) 689-8725 fax dana@hemnesslaw.com service@hemnesslaw.com

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

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

Case No.: 2025CA000211CAAXWS Division: G

REGIONS BANK, Plaintiff,

-vsBARBARA LYON-HALL a/k/a BARBARA
L HALL; UNKNOWN SPOUSE
OF BARBARA LYON-HALL a/k/a
BARBARA L. HALL; LESLIE C. HALL;
UNKNOWN SPOUSE OF LESLIE C.
HALL; RUSSELL HALL; UNKNOWN
SPOUSE OF RUSSELL HALL; JOHN
HALL; UNKNOWN SPOUSE OF JOHN
LALL; UNKNOWN SPOUSE OF JOHN
LALL; UNKNOWN SPOUSE OF JOHN
HALL; UNKNOWN SPOUSE OF JOHN
LALL; UNKNOWN HALL; UNKNOWN SPOUSE OF JOHN HALL, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants; THE UNKNOWN HEIRS, SPOUSES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST BARBARA LYON-HALL AV/A AGAINST BARBARA LYON-HALL AWA
BARBARA L. HALL, DECEASED; State
of FLORIDA; NIKKI ALVAREZ-SOWLES,
CLERK OF CIRCUIT COURT IN AND
FOR PASCO COUNTY FLORIDA; PASCO COUNTY, a political subdivision of the state of Florida; GEICO GENERAL INSURANCE COMPANY, as subrogee of KELLIE RENEE MORRISON; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pasco County, Florida, Nikki Alvarez-Sowles, Esq., the Clerk of the Circuit Court, will sell the property situate in Pasco County Florida described as:

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

CO COUNTY, FLORIDA TO-WIT:

LOT 4, OF THE UNRECORDED
O'SULLIVAN PLAT, ALSO KNOW AS
A PORTION OF THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4 OF
SECTION 16, TOWNSHIP 24 SOUTH,
RANGE 17 EAST, PASCO COUNTY,
FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE RUN NORTH 00 DEGREES 42 MINUTES 39 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 16, 668.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 42 MINUTES 39 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 16, 150.00 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 34 SECONDS EAST, 309.10 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 14 SECONDS WEST, 150.00 FEET; THENCE SOUTH 100 DEGREES 39 MINUTES 14 SECONDS WEST, 150.00 FEET; THENCE SOUTH 100 DEGREES 39 MINUTES 14 SECONDS WEST, 150.00 FEET; THENCE SOUTH 100 DEGREES 39 MINUTES 14 SECONDS WEST, 150.00 FEET; THENCE SOUTH 100 DEGREES 39 MINUTES 14 SECONDS WEST, 309.24 FEET TO THE POINT OF THE BEGINNING. THE POINT OF THE BEGINNING.

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

By: /s/ ROD B. NEUMAN. Esquire Gibbons | Neuman 3321 Henderson Blvd, Tampa, FL 33609

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

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

Case No: 2025-CP-001733

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

NOTICE TO CREDITORS

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

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

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

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

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

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

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

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

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

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

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

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

DANIELLE HANDERHAN, Petitioner,

Respondent.

CHRISTOPHER LEUDEMANN.

NOTICE OF ACTION FOR PETITION FOR CHANGE OF NAME (MINOR CHILD)

TO: CHRISTOPHER LEUDEMANN 7206 Ashwood Drive Port Richey, FL 33548

Port Richey, FL 33548

YOU ARE NOTIFIED that an action for PETITION FOR CHANGE OF NAME has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DANIELLE HANDERHAN, whose address is 7509 Como Drive, New Port Richey, FL 34655 (or via email upon counsel of Petitioner at the email designated for electronic service: gpotlaw@gmail.com), on or before 12/15/2025, and file the original with the clerk of this Court at 7530 Little Rd, New Port Richey, FL 34654 (West Pasco Judicial Center), before service (West Pasco Judicial Center), before service on Petitioner or immediately thereafter. you fail to do so, a default may be entered against you for the relief demanded in the

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

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

Dated November 12, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Melanie Gray

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

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

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

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

NOTICE OF ACTION

TO: Defendants, ANY AND ALL UNKNOWN HEIRS OF JOHN M. DALFINO, deceased, and ANY AND ALL UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s). heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive,

PASCO COUNTY

their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, HIGHLAND OAKS TOWN HOME ASSOCIATION, INC, First Amended Complaint to Quiet Title to Real Property ("Complaint") filed in this action: YOU ARE NOTIFIED that an action to quiet title to the following property in Pasco

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

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

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

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

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

OFFICIAL RECORDS BOOK 6409, PAGES 1262 THROUGH 1263, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; CO COUNTY, FLORIDA;
OFFICIAL RECORDS BOOK 6426,
PAGES 1596 THROUGH 1597, OF
THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6457, PAGES 50 THROUGH 51, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6472, PAGES 1878 THROUGH 1879, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6468, PAGES 589 THROUGH 590, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

10. OFFICIAL RECORDS BOOK 6457, PAGES 33 THROUGH 34, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; 11. OFFICIAL RECORDS BOOK 6547, PAGES 1771 THROUGH 1772, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

12. OFFICIAL RECORDS BOOK 6620, PAGES 888 THROUGH 889, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

13. OFFICIAL RECORDS BOOK 6521, PAGES 1985 THROUGH 1986, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

14. OFFICIAL RECORDS BOOK 6522, PAGES 78 THROUGH 79, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; 15. OFFICIAL RECORDS BOOK 6696

PAGES 1781 THROUGH 1782, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

16. OFFICIAL RECORDS BOOK 6704, PAGES 1022 THROUGH 1023, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

17. OFFICIAL RECORDS BOOK 6743, PAGES 1398 THROUGH 1399, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;
18. OFFICIAL RECORDS BOOK 6743, PAGES 4408 THROUGH 4400 AND ADDRESS A

PAGES 1489 THROUGH 1490, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; 19. OFFICIAL RECORDS BOOK 6820, PAGES 1385 THROUGH 1386, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

20. OFFICIAL RECORDS BOOK 6814, PAGES 1479 THROUGH 1480, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

21. OFFICIAL RECORDS BOOK 6808, PAGES 207 THROUGH 208, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

OFFICIAL RECORDS BOOK 6806, PAGES 1954 THROUGH 1955, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; 23. OFFICIAL RECORDS BOOK 6787, PAGES 968 THROUGH 969, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

24. OFFICIAL RECORDS BOOK 6814, PAGES 1508 THROUGH 1509, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

25. OFFICIAL RECORDS BOOK 6901, PAGES 522 THROUGH 523, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

26. OFFICIAL RECORDS BOOK 6901, PAGES 701 THROUGH 702, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

27. OFFICIAL RECORDS BOOK 6922 PAGES 993 THROUGH 994, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

28. OFFICIAL RECORDS BOOK 6922, PAGES 989 THROUGH 990, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

29. OFFICIAL RECORDS BOOK 6922, PAGES 995 THROUGH 996, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; 30. OFFICIAL RECORDS BOOK 7024,

PAGES 248 THROUGH 249, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; 31. OFFICIAL RECORDS BOOK 7049, PAGES 359 THROUGH 360, OF

PASCO COUNTY

THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

32. OFFICIAL RECORDS BOOK 7101, PAGES 80 THROUGH 81, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; 33. OFFICIAL RECORDS BOOK 7110,

33. OFFICIAL RECORDS BOOK 7110, PAGES 976 THROUGH 977, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

34. OFFICIAL RECORDS BOOK 7110, PAGES 1245 THROUGH 1246, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

35. OFFICIAL RECORDS BOOK 7101, PAGES 200 THROUGH 201, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

CO COUNTY, FLORIDA; 36. OFFICIAL RECORDS BOOK 7291, PAGES 817 THROUGH 818, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

37. OFFICIAL RECORDS BOOK 7291, PAGES 850 THROUGH 851, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

38. OFFICIAL RECORDS BOOK 7291, PAGES 878 THROUGH 879, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; 39. OFFICIAL RECORDS BOOK 7291,

PAGES 1039 THROUGH 1040, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA; 40. OFFICIAL RECORDS BOOK 7375, PAGES 291 THROUGH 292, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

THE FUBLIC RECORDS OF FAS-CO COUNTY, FLORIDA; 41. OFFICIAL RECORDS BOOK 7375, PAGES 26 THROUGH 27, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

42. OFFICIAL RECORDS BOOK 7375, PAGES 394 THROUGH 395, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

43. OFFICIAL RECORDS BOOK 7375, PAGES 409 THROUGH 410, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

44. OFFICIAL RECORDS BOOK 7518, PAGES 1075 THROUGH 1076, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

45. OFFICIAL RECORDS BOOK 7533, PAGES 327 THROUGH 328, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

46. OFFICIAL RECORDS BOOK 7533, PAGES 343 THROUGH 344, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA;

47. OFFICIAL RECORDS BOOK 7533, PAGES 297 THROUGH 298, OF THE PUBLIC RECORDS OF PAS-CO COUNTY, FLORIDA;

AND SUBJECT TO THOSE CERTAIN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT(S) DESCRIBED IN OFFICIAL RECORDS BOOK 7687, PAGES 1227 THROUGH 1228, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiffs attorney, whose adress is Eggert Fitzpatrick, 811 Cypress Vilage Blvd., Ruskin, Florida 33573, 28 days after date of first publication, on or before December 15th, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on November 6, 2025. By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Dated this 4th day of November 2025. By: /s/ Scott W. Fitzpatrick, B.C.S., Esq. Florida Bar No. 0370710 EGGERT FITZPATRICK

11/14-12/5/25 4T

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

Case No. 2025CÁ000297CAAXWS STEVEN D. DEGRACIA, Plaintiff,

BARBARA J. LANKARD,

Defendant.

PLAINTIFF'S NOTICE OF ACTION

TO: BARBARA J. I ANKARD:

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Pasco County, and

erty is currently located in Pasco County, and which is more fully described as:

Lots 13, 14, and 15, Block 62 GRIFFIN PARK, according to the plat thereof as recorded in Plat Book 2, Pages 78 and 78A of the Public Records of Pasco

County. Property Appraiser's Parcels No. 12-25-16-0090-06200-0130 and 12-25-16-0090-06200-0140

This action has been filed against you as a Defendant, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is: Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suite 402, St. Petersburg, FL 33701, on or before December 15th, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint. DATED November 6, 2025

PATED November 6, 2025 By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Lake Law Firm, P.A. 475 Central Avenue, Suite 402 St. Petersburg, FL 33701

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

PINELLAS COUNTY

NOTICE OF ACTION
Pinellas County

PINELLAS COUNTY

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Destiny Collins, C.N.A. 13265 116th Lane Largo, FL 33778

1114 Pinellas Street, Apt. 8 Clearwater, FL 33756

CASE NO.: 2022-33741 LICENSE NO.: CNA370557

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Philip Crawford, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9829.

If no contact has been made by you concerning the above by January 16, 2026, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

12/5-12/26/25LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

GREEN MINORITY CONTRACTING AND ROOFING, INC. DBA TRUEST ROOFING & SOLAR

Owner: Dylan Adams 111 2nd Avenue NE, Suite 360 St. Petersburg, FL 33708 12/5/25LG 1T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-010501-ES Division 003

IN RE: ESTATE OF MYRON COHN, Deceased

NOTICE TO CREDITORS

The administration of the estate of Myron Cohn, deceased, whose date of death was July 31, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33765. The names and addresses of the personal representative and the personal representative and the personal representative are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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

Personal Representative: /s/ Lisa Caryn Schweitzer 3049 7th Avenue N. St. Petersburg, FL 33713

Attorney for Personal Representative: /s/ Don B. Weinbren Florida Bar Number: 329452 TRENAM LAW 101 E. Kennedy Boulevard, Suite 2700 Tampa, FL 33602 Telephone: (813) 223-7474 Fax: (813) 227-0451 E-Mail: dweinbren@trenam.com Secondary E-Mail: egarcia@trenam.com

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-002259-ES
IN RE: ESTATE OF

DWIGHT LAWTON, JR., aka DWIGHT L. LAWTON, aka DWIGHT LINCON LAWTON, JR., Deceased.

NOTICE TO CREDITORS

The administration of the estate of DWIGHT LAWTON, JR., aka DWIGHT L. LAWTON, aka DWIGHT LINCON LAWTON, JR., deceased, whose date of death was July 6, 2024, 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 representa-

PINELLAS COUNTY

tive's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is 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 December 5, 2025.

Personal Representative:
/s/ Lee N. Lawton
LEE N. LAWTON
280 Commonwealth Ave., Apt. 407
Boston, MA 02116
Attorney for Personal Representative:

/s/ Peter A. Rivellini

Peter A. Rivellini, Esq.
Florida Bar Number: 67156
JOHNSON, POPE, BOKOR, RUPPEL &
BURNS, LLP
311 Park Place Blvd., Ste. 300
Clearwater, FL 33759-3994
Telephone: (727) 461-1818
Fax: (727) 462-0365
E-Mail: peter@jpfirm.com

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

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

Secondary E-Mail: jcason@jpfirm.com

FAMILY LAW DIVISION CASE NO.: 25-005532-FD DIVISION: 22

IN RE: THE MARRIAGE OF JAMES EDGINGTON,

Petitioner, v. KRISTIN KAYE EDGINGTON,

Respondent. SUMMONS: PERSONAL SERVICE ON AN INDIVDUAL

TO/PARA/A: KRISTIN KAYE EDGINTON IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached complaint/petition with the clerk of this circuit court, located at: A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.

The mailing address is:

Pinellas County Clerk of the Circuit Court 315 Court Street, Clearwater, FL 33756

Please use this address when filing documents by mail with the Pinellas County Clerk of the Court. If you do not file your written response on time, you may lose the case, and your wages, money, and property may be taken thereafter without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book). If you choose to file a written response yourself, at the same time you file your written response to the Court, you must also serve a copy of your written response on the party serving this summons at: Richard McCluskey Esquire 209 Lithia Pinecrest Road, Brandon, FL 33511. You may review these documents, upon request. Florida Family Law Rules of Procedure Form12.910(a), Summons: Personal Service on an Individual(09/12) You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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.

THE STATE OF FLORIDA

TO EACH SHERIFF OF THE STATE: You are commanded to serve this summons and a copy of the complaint in this lawsuit on the above-named person.

Dated: 11/10/2025 12:20:00 PM
Ken Burke, Clerk Circuit Court
315 Court Street, Clearwater
Pinellas County, FL 33756-5165
By: Thomas Smith

Deputy Clerk 12/5-12/26/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009305-ES

IN RE: ESTATE OF THELMA L. RILEY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of THELMA L. RILEY, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal

PINELLAS COUNTY

representative's attorney are set forth be-

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this 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 December 5, 2025.

TOM IRELAND
1324 Walden Drive
Folsom, California 95630
Attorney for Personal Representative:
Jack F. White III
Florida Bar Number: 0985864

Personal Representative:

Florida Bar Number: 0985864 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail:

jack@clearwaterprobateattorney.com 12/5-12/12/25LG 2T

IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

Case No. 25-010154-ES

IN RE: ESTATE OF JAMES IRVIN DOWNS a/k/a JAMES I. DOWNS a/k/a JAMES DOWNS, Deceased

NOTICE TO CREDITORS

The administration of the estate of JAMES IRVIN DOWNS, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Clerk of Court, 315 Court Street, Room 106, Probate Division, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative: /s/ Aaron Downs 2730 Hickory Drive SW Cedar Rapids, Iowa 52404

Attorney for Personal Representative:
/s/ Lawrence E. Miccolis, FBN: 0084491
Lawrence E. Miccolis, P.A.
P.O. Box 48200
Tampa, Florida 33646-8200
Phone: 813.504.7136
E-Mail: lawrencemiccolis.law@gmail.com

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010643-ES

IN RE: ESTATE OF KEVIN FRANCIS PUSSILANO, Deceased.

NOTICE TO CREDITORS The Administration of the Estate of Kevin

rancis Pussilano, Deceased, whose date of death was September 5, 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.

PINELLAS 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 so. 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 December 5, 2025.

Personal Representative:
Maegan Benasich
260 Owls Head Hill Lane South
Dorset, Vermont 05251

Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 South 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

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

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

CASE NO. 25-005777-CI

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF,

VS.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ANITA SCOTT A/K/A ANITA SCOTT HARRELL (DECEASED), ET AL. DEFENDANT(S).

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ANITA SCOTT A/K/A ANITA SCOTT HARRELL (DECEASED) RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 5907 17th Ave N, Saint Petersburg, FL 33710 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinel-

las County, Florida:

LOT 27 IN BLOCK 8 OF GARDEN
MANOR SECTION ONE ADDITION,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
38, ON PAGE 33, 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 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 the Human Rights Office at 727-464-4880 at 400 South Fort Harrison Avenue, Suite 500, Clearwater, FL 33756, 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 does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation

services.

Date: November 26, 2025

Ken Burke, Pinellas County
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

By: /s/ Thomas Smith
Deputy Clerk of the Court

Tromberg, Miller, Morris & Partners, PLLC 12/5-12/12/25LG 2T

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

CASE NO.: 25-005401-CI

TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC. a Florida Not-For-Profit Corporation, Plaintiff,

PINELLAS COUNTY

CATHLEEN MCGILL f/k/a CATHLEEN C. CLEMSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE LLC: and ALI UNKNOWN PARTIES IN POSSESSION, Defendant(s).

PLAINTIFF'S NOTICE OF ACTION

TO: KERRY LEA MCGILL n/k/a KERRY PONDO and TODD CRAIG MCGILL:

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Pinellas County, and which is more fully described by: described as:

Lot 15, Tierra Shores Townhomes, ac cording to the map or plat thereof as recorded in Plat Book 121, Pages 16 and 17, of the Public Records of Pinel-las County, Florida.

Also known as: 521 Pinellas Bayway South Unit #206, Tierra Verde, FL 33715.

This action has been filed against you as Defendants, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, Suito 403. St. Peterburg El. 32701. Suite 402, St. Petersburg, FL 33701, on or before 30 days from first publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

DATED this 26th day of November, 2025. Ken Burke, Clerk Circuit Court 315 Court St, Clearwater, FL 33756 By: /s/ Stevie Ayars Deputy Clerk

Lake Law Firm, P.A.

12/5-12/26/25LG 4T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

ORI ANDO HEALTH OUTPATIENT WOUND HEALING CENTER

Owner: OHI West, Inc. 1414 Kuhl Ave., MP 2 Orlando, FL 32806

12/5/25LG 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 Statutes (Chapter 90-267), the trade name of:

THE RYDBECK GROUP

Owner: Cooking with Rachael, LLC 545 30th Ave N Saint Petersburg, FL 33704 12/5/25LG 1T

IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 522025CP008554

IN RE: ESTATE OF LOUIS ANTHONY DELAURO

NOTICE TO CREDITORS

The administration of the estate of Louis Anthony DeLauro, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th Street North Clearwater, FL 33762. The names and addresses of the personal representatives and the personal representatives' attorney are set

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 T 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 deis property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by creditor as specified under s. 732.221 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 PUB-LICATION OF THIS NOTICE.

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

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

The date of first publication of this notice

Personal Representatives: Angela LaBatch 6232 North Mirror Lake Drive 612 Sebastian, FL 32958

Attorney for Personal Representatives: Jennifer R. Denorio Esq. Attorney
Florida Bar Number: 1035584
LULICH & ATTORNEYS, P.A. 1069 Main Street Sebastian, FL 32958 Telephone: (772) 589-5500 Fax: (772) 589-8800 E-Mail: jennifer@lulich.com Secondary E-Mail: michelle@lulich.com

PINELLAS COUNTY

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT. IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-000816-CI FREEDOM MORTGAGE CORPORA-PLAINTIFF.

EMMANUEL A. RAMIREZ, JR. A/K/A EM-MANUEL RAMIREZ, JR. A/K/A EMMAN-UEL ANTONIO RAMIREZ, JR, ET AL., DEFENDANTS.

RE-NOTICE OF FORECLOSURE SALE

RE-NOTICE OF FURELLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the November 20, 2025 Foreclosure Sale dated the 19th day of November, 2025, and entered in Case No. 25-000816-CI, of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and EMMANUEL A. RAMIREZ, JR. A/K/A EMMANUEL RAMIREZ, JR. A/K/A EM-MANUEL ANTONIO RAMIREZ, JR.; UN-KNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A MARK DEVOS; POWER HOME REMODELING GROUP, LLC A/K/A POWER HOME RE-MODELING; CLERK OF THE COURT, PI-NELLAS COUNTY, FLORIDA; STATE OF FLORIDA; UNITED STATES OF AMER-ICA ON BEHALF OF THE SECRETARY OF VETERANS AFFAIRS are defendants. Ken Burke as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on the 14th day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 13, BLOCK E, HIGHLAND TERRACE MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE(S) 46, OF THE PUBLIC PECORDS OF BINELLAS THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
IF YOU ARE A PERSON CLAIMING A

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this document please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clear-water, 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 infor-mation regarding disabled transportation

services. Dated this 20th day of November, 2025. By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR

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

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25-003887-FD

ROMAN ALEXANDROVIEH DANILCHENKO Petitioner,

OLGA IGOREVNA SEMINENKO Respondent.

11080-1025266

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

TO: OLGA IGOREVNA SEMINENKO Last known address: Yantarnaya Street 3 Saratov Novogu Selskiy City Šaratov Navogu Selskiy City Saratov Russia

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ROMAN ALEXANDROVIEH DANILCHENKO, whose address is 551 North Saturn Ave, Clearwater, Florida 33755 on or before 28 days after first publication, and file the original with the clerk of this Court at Ken Burke, Clerk of the Circuit Court. Civil Court Records. 315 Court Street, Room 170, Clearwater, Florida 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 11/14/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith

PINELLAS COUNTY

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY PROBATE DIVISION

Case No. 25-009425-ES IN RE: ESTATE OF DENNIS G. PHILLIPS.

Deceased.

NOTICE TO CREDITORS

The administration of the estate of DEN-NIS G. PHILLIPS, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pinellas County, 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 be

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 ims with this court WITHIN 3 MONTHS TER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE

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

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

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

Personal Representative National Advisors Trust Company By: Jerie Glass Vice President

Attorney for Personal Representative: /s/ Caitlin M. Powell Caitlin M. Powell, Esq./FBN 118385 JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP SURVINS, LLF
311 Park Place Blvd., Ste. 300
Clearwater, Florida 33759
Telephone: (727) 461-1818
Primary E-mail: Jessical @jpfirm.com
Secondary E-mail: Jessical @jpfirm.com

Secondary E-mail: AngelaM@jpfirm.com

Attorneys for Personal Representative 11/28-12/5/25LG 2T

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

CIVIL DIVISION CASE NO.: 25-004622-CI

FREEDOM MORTGAGE CORPORATION Plaintiff,

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID HENRICH, ET AL., Defendant(s).

NOTICE OF ACTION

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of David A. Henrich

Last Known Address: 1221 Woodlawn Street, Clearwater, FL 33756 Current Residence: UNKNOWN

Unknown Spouse of David A. Henrich Last Known Address: C/o David A. Hernandez, Esq., LL.M., The Hernandez Law Firm, P.A., 28059 U.S. Highway 19N, Suite 101, Clearwater,

Current Residence: UNKNOWN

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

LOT 18, BLOCK D, SALLS' SUBDI-VISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 38, OF THE PUBLIC RECORDS OF PINEL-LAS COUNTY, FLORIDA.

has been filed against you and you are 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 there-after; otherwise a default will be entered against you for the relief demanded in the

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this (describe notice/order) please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727), 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for infor-

PINELLAS COUNTY

mation regarding disabled transportation

services. WITNESS my hand and the seal of this Court this 17th day of November, 2025.

Ken Burke Clerk of the Circuit Court & Comptroller By: s/ Thomas Smith As Deputy Clerk

Miller, George & Suggs, PLLC

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA FAMILY LAW DIVISION

Case No.: 2025-DR-004590

ZIQUAHRI SWAIN Petitioner/Father, and

BRITTANY SCOTT Respondent/Mother.

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

TO: BRITTANY SCOTT, whose residence is unknown

YOU ARE NOTIFIED that an action for custody and timesharing determination (and related relief) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LaTerria Sherer, Esq., Attorney for Petitioner, ZIQUAHRI SWAIN, whose address is The Sherer Law Firm, 10150 Highland Manor Drive, Tampa, FL 33610, on or before December 11, 2025 and file the original with the Clerk of Court at 545 1st Ave N, St Petersburg, FL 33701, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the

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 law-suit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Dated 11/19/2025 Ken Burke

Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

11/28-12/19/25 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-009790ES

IN RE: ESTATE OF FRANK ALBERT BARESSI

NOTICE TO CREDITORS

The administration of the estate of FRANK ALBERT BARESSI, deceased, whose date of death was July 23, 2025; File Number 25-009790ES, is pending in the Circuit Court for Pinellas County, Florida. Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

JOANN MARIE DEPRATT 8803 Mill Creek Lane Hudson, FL 34667

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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No.: 25-009298-ES Division: 004

IN RE: ESTATE OF ROBERT E. SMITH Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROB-ERT E. SMITH, deceased, whose date of death was March 24, 2024; is pending

PINELLAS COUNTY

in the Circuit Court for Pinellas County, Florida, Probate Division; File Number 25-009298-ES; the mailing address of which is 315 Court Street, #300, Clearwater, Florida 33756. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

Personal Representative: /s/ TABATHA HENDRIX 2811 Pine Tree Avenue Largo, FL 33771

Attorney for Personal Representative: /s/ MARLA E. CHAVERNAY, ESQ. Law Offices of George R.

Brezina, Jr., P.A. P.O. Box 16459 Temple Terrace, FL 33687 Tel: (813) 870-0500 Fax: (813) 873-0500 Email: mchavernay@accidentsareus.com Florida Bar No. 143138

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

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA FAMILY DIVISION

Case No.: 25-7082-FD

OLIVIA SEVIGNY, Petitioner, and

NOAH SEVIGNY, Respondent.

2ND NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: NOAH SEVIGNY Last known address: 10265 Gandy

Blvd Apt 906, St. Petersburg, FL 33702 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed

against you and that you are required to serve a copy of your written defenses, if any, to it on OLIVIA SEVIGNY, whose address is 10265 Gandy Blvd Apt 906, St. Petersburg, FL 33702, on or before 01/03/2026, and file the original with the clerk of this Court at 545 1st Avenue North, St. Petersburg, FL 33701 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief de-manded in the Petition.

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

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

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

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

Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12) Dated November 19, 2025

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /c/ Thomas Smith

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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA FAMILY DIVISION

Case No.: 25-007154-FD Section: 14 In re the Marriage of:

KRYSTA GRIER. Petitioner. and SERGIO AUGUSTO PEREZ,

Deputy Clerk

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

TO: SERGIO ALIGUSTO PEREZ Last address: Unknown YOU ARE NOTIFIED that an action

for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to copy of your written derenses, ir any, to it on Krysta Grier, through undersigned counsel, Pinellas Family Lawyer, PLLC, whose address is 1700 McMullen Booth Road, Suite C1, Clearwater, FL 33759, on or before December 19, 2025, and to file the original with the Clerk of the Circuit Court for Pinellas County, Florida, 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default

trade name of:

POLK COUNTY

Owner: Shannan Davis 1512 Laun Place Lakeland, FL 33803

12/5/25LG 1T

CIRCUIT COURT TENTH JUDICIAL CIRCUIT POLK COUNTY FLORIDA

CASE NO: 2025DR-4723 SECTION: 05

IN THE MATTER OF THE ADOPTION OF: BRANDIE MASHELL NOBLE GOGEL

NOTICE OF ACTION FOR ADULT ADOPTION

TO: DAVID HAVLIK 4567 SDFGHJ Tampa, Florida 33610

for Adult Adoption has been filed against you and that you are required to serve a copy of your written defenses, if any, to the Petitioner's counsel of record, Michael Amico, whose address is PO Box 2044, Winter Haven, Florida 33883, on or before 12/31/2025, and file the original with the clerk of Polk County, Florida before service on the Mother or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the

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

You must keep the Clerk of the Circuits Court's office notified of your current ad-dress. (You may filed Designation of Cur-rent Mailing and E-Mail Address, Florida Supreme Court Approved Family Law

Stacy M. Butterfield Clerk of The Circuit Court By: Shari Reed (Deputy Clerk)

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-003264 IN RE. ESTATE OF

JUAN CARLOS SANTIAGO Deceased

NOTICE OF ACTION (formal notice by publication)

TO: Unknown Heir 1, Address unknown Unknown Heir 2, Address unknown

Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Aaron W. Saoud, AWS LAW FIRM, 2202 Aaron W. Saoud, AWS LAW FIRM, 2202

N. Westshore Blvd., Suite 200, Tampa, FL 33607, within 30 days, 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 coult in a lundament or adds for the rolly result in a judgment or order for the relief

Signed on this 24th day of November, 2025

Stacy M. Butterfield As Clerk of the Court

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY,

CASE NO.: 532025CA-001990-A000-BA FREEDOM MORTGAGE CORPORA CORPORA-TION PLAINTIFF,

NOTICE OF ACTION TO: Renwick Cuffy

Last Known Address: 1580 Longbow Dr, Lakeland, FL 33810 Current Residence: UNKNOWN

Last Known Address: 3720 Williams Landing Cir, Apt 1-207, Tampa FL 33610 Current Residence: UNKNOWN TO: Unknown spouse of Renwick Cuffy Last Known Address: 1580 Longbow Dr,

Lakeland, FL 33810 Current Residence: UNKNOWN

TO: Unknown spouse of Renwick Cuffy Last Known Address: 3720 Williams Land-

Foreclosure of Mortgage on the following

described property: Lot 451, Foxwood Lake Estates Phase One, according to the map or plat there-of, recorded in Plat Book 72, Page(s) 23 through 27, Public Records of Polk Coun-

Together mobile 1983 doublewide mobile home identified by VIN numbers PH06852A & PH06852B

(Continued on next page)

PINELLAS COUNTY

may be entered against you for the relief demanded in the Petition.

The action seeks only the dissolution of the marriage between the parties. No property division, financial relief, or child-related relief is requested.

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

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

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

Dated November 19, 2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756

Deputy Clerk Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12)

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

File No. 25-006224-ES Section 3

IN RE: ESTATE OF CAROLZENA SNOW.

By: /s/ Thomas Smith

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: ALL BENEFICIARIES WHO WOULD BE ENTITLED IF THERE WAS NO WILL, NATHANIEL WRIGHT, JR, AND BRIAN JOSEPH WILLIAM. Addresses Unknown

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Carolzena Snow where you are named as a beneficiary.

You are required to serve a copy of any written response or objection, if any, to: MOONRAY LAW, PLLC c/o Justin T. Moonray, Esq 1032 E Brandon Blvd #9933 Brandon, Florida 33511

on or before December 19th, 2025, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue N., Room 402 St. Petersburg, FL 33701, either before service on Petitioner's attorney or immediately there-after; or a default will be entered against you for the relief demanded in the Petition

for Summary Administration. WITNESS my hand and seal of this Court on November 19th, 2025.

Ken Burke Clerk of the Circuit Court & Comptroller Bv: s/ Aema T. As Deputy Clerk

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

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

Case No.: 25-6552-FD

VALENTINA DEREIX RUIZ

Petitioner,

and JHOAN GUILLERMO DUQUE OVIEDO

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

TO: JHOAN GUILLERMO DUQUE OVIEDO

Last known address: 13151 S Belcher Rd, Largo, FL 33773

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on VALENTINA DEREIX RUIZ, whose address is 13151 S Belcher Rd, Largo, FL 33773, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you** fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to dec 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 Cirrout must keep the Clerk of the Clir-cuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's

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

Dated November 18, 2025 Ken Burke

Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

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

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: MICHAEL A. MITCHELL Case No.: CD202510659/D 3203022 An Administrative Complaint to revoke

PINELLAS COUNTY

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

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

IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 21-11825-GD Section 004

IN RE: GUARDIANSHIP OF MICHAEL PASSAFIUME. an incapacitated person.

NOTICE OF PETITION FOR DISCHARGE

YOU ARE HEREBY NOTIFIED THAT A Final Report, Accounting and a Petition for Discharge has been filed in Pinellas County Probate Court, 315 Court Street, Clearwater, FL 33756, case number 21-11825-GD by Christopher Passafiume, Jason Passafiume, and Brian Passafiume, as guardians of the person and property of Michael Passafiume (the Ward). The Ward's domicile has changed and Christober Passafiume, Jason Passafiume, and Brian Passafiume were appointed guardians in Floyd County, IN where the jurisdiction will be transferred. The attorney for the foreign jurisdiction is Bruce A. Brightwell, 713 E. Market Street, Louisville, KY 19020. The quardians filed for discharge. 40202. The guardians filed for discharge on November 14, 2025. Any objections shall be in writing and shall state with particularity each item to which the objection is directed and the grounds on which the objection is based, objections shall be filed within the later of 30 days from the first date of publication; and within 90days after filing, a notice of hearing shall be served or the objection is abandoned.

First date of Publication: 11/21/25 Limited Co-Guardians: Christopher Passafiume 717 W Melrose St #1 Chicago, Florida 60657 Jason Passafiume 2204 Miami Trail West Lafayette, Indiana 47906 Brian Passafiume 2705 Dean Avenue Raleigh, North Carolina 27616

Attorney for Limited Co-Guardians: Kalei McElroy Blair Florida Bar Number: 44613 Wetherington Hamilton, P.A. 812 W. Dr. Martin Luther King Jr. Blvd. Suite 101 Tampa, Florida 33603 Telephone: (813) 225-1918 E-mail: kmbpleadings@whhlaw.com

11/21-12/12/25LG 4T IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 23-011602-ES IN RE: ESTATE OF CRAIG F. DEVONSHIRE

NOTICE OF ACTION

(formal notice by publication) TO: JULIE DEVONSHIRE and Any and All Heirs of the Estate of Craig F. Devonshire

YOU ARE NOTIFIED that a PETITION FOR APPROVAL OF CONFIDENTIAL SET-TLEMENTS AND ALLOCATION has been filed in this court. You are required to serve a 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, F. B. 33609, on or before December 12th, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file mediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded,

without further notice. Signed on November 6th, 2025. Ken Burke Clerk of the Circuit Court & Comptroller As Clerk of the Court By: s/ Alma T. As Deputy Clerk First Publication on November 21th, 2025

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

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532025CP003544A000BA Division Probate IN RE: ESTATE OF ANTHONY THOMPSON

Deceased NOTICE TO CREDITORS

The administration of the estate of Anthony Thompson, deceased, whose date of death was December 31, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set

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

POLK COUNTY

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

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

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

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

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

The date of first publication of this notice is December 5, 2025.

Personal Representative: /s/ Emily Searle 1 Salisbury Rd. Werrington, Peterborough PE4 6NL UK Attorney for Personal Representative: /s/ Aaron C. Swiren Attorney Florida Bar Number: 13996 Swiren Law Firm, P.A. 1516 E. Hillcrest St., Suite 200 Orlando, Florida 32803 Telephone: (407) 898-7303 Fax: (407) 898-7310 F-Mail: aswiren@swirenlawfirm.com Secondary E-Mail: info@swirenlawfirm.com 12/5-12/12/25LG 2T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-003837

IN RE: ESTATE OF SHARON RUTH NORRIS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Sharon Ruth Norris, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., 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 NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is December 5, 2025. Personal Representative:

Amy M. Stroud 5732 Mt. Olive Rd Polk City, FL 33868 Attorneys for Personal Representative: Marley Dodd, Esq. Florida Bar No. 1058457 Brice Zoecklein, Es Florida Bar No. 0085615 Zoecklein Law, P.A. 150 E. Bloomingdale Ave. Brandon, FL 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com

eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 12/5-12/12/25LG 2T

NOTICE OF SUSPENSION AND ADMINISTRATIVE COMPLAINT

To: JEREMIAH M. BOBADILLA Case No: CD202508599/D 3447764

A Notice of Suspension to suspend and an Administrative Complaint to revoke your license(s) and eligibility for licensure 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 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 accor-

12/5-12/26/25LG 4T

FICTITIOUS TRADE NAME Notice is hereby given that the under-

dance with law.

NOTICE OF INTENTION TO REGISTER

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:

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No. 532025CP003838A000BA

POLK COUNTY

signed intend(s) to register with the Florida Department of State, Division of Corpora-tions, pursuant to Section 865.09 of the

Florida Statutes (Chapter 90-267), the

ORLANDO HEALTH WATSON CLINIC

LAKELAND HIGHLANDS HOSPITAL

1414 Kuhl Avenue, MP 2

Owner: OHI Lakeland Highlands, Inc.

Orlando, FL 32806

IN RE: ESTATE OF MELVIN WILLIAM FAZENBAKER Deceased.

NOTICE TO CREDITORS

The administration of the estate of Melvin William Fazenbaker, deceased, whose date of death was February 18, 2024, is pending in the Circuit Court for Polk Coun-ty, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

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

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

The date of first publication of this notice

is 12/05/2025. Personal Representative: Susan Robertson Storey 1071 Donegan Road Lot 941 Largo, Florida 33771

Coral Springs, Florida 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com

IN THE COUNTY COURT IN AND

CASE NO.: 25-CC-001206 MATTIE POINTE HOMEOWNER'S

Plaintiff,

EMILY GONZALEZ and LUIS REYES.

NOTICE IS HEREBY GIVEN that, pur-

Lot 107 of MATTIE POINTE, according to the Plat thereof as recorded in Plat Book 185, Page(s) 44, of the Public Records of Polk County, Florida.

accordance with Section 45.031 of the Flor ida Statutes.

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.

Attorney for Plaintiff 12/5-12/12/25LG 2T

NOTICE OF INTENTION TO REGISTER

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

be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE

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

Attorney for Personal Representative: Andrew Ponnock Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Floor

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

FOR POLK COUNTY, FLORIDA CIVIL DIVISION

ASSOCIATION, INC.,

Defendant(s).

NOTICE OF SALE suant to the Final Judgment of Foreclosure entered in this cause on November 14, 2025, by the County Court of Polk County, Florida, for the following property described as:

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on December 19, 2025 at 10:00 A.M., to the highest and best bidder, for cash, in

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

/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

FICTITIOUS TRADE NAME

BLESSINGS IN A BLANKET

12/5/25LG 1T

YOU ARE NOTFIIED that an action

review these documents upon request.

Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office. Dated 11/24/25

12/5-12/26/25LG 4T

YOU ARE NOTIFIED that Petition for

demanded, without further notice.

12/5-12/26/25LG 4T

CIVIL DIVISION

RENWICK CUFFY, ET AL., DEFENDANT(S).

TO: Renwick Cuffy Last Known Address: 3720 Williams Land-

ing Cir, Apt 1-207, Tampa FL 33610 Current Residence: UNKNOWN YOU ARE NOTIFIED that an actio

PH06852A & PH06852B 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 1.2.26 within or before a date at the control of the property of the control o before 1.2.26 within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint
If you are a person with a disability who

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4886, 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.

Page 30/LA GACETA/Friday, December 5, 2025

POLK COUNTY

WITNESS my hand and the seal of this Court this 24th day of November, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1025844

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2024CA000093000000
M&T BANK PLAINTIFF,

KEVIN ULYSSE, UNKNOWN SPOUSE OF KEVIN ULYSSE, UNKNOWN SPOUSE
OF KEVIN ULYSSE, ASSOCIATION OF
POINCIANA VILLAGES, INC., POINCIANA VILLAGE THREE ASSOCIATION,
INC. AND UNKNOWN TENANT IN POS-SESSION OF THE SUBJECT PROP-

ERTY,
DEFENDANTS.
NOTICE OF FORECLOSURE SALE
(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to
Final Judgment of Foreclosure dated the
14th day of November, 2025, and entered in Case No. 2024CA000093000000, of the In Case Not. 2024-CA000093000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein M&T Bank is the Plaintiff and KEVIN ULYSSE, UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/K/A SETH MORROW, ASSOCIATION OF POINCIANA VILLAGES, INC. AND POINCIANA VILLAGE THREE ASSOCIATION, NO SET HEAD OF THE CASE OF THE CIANA VILLAGE THREE 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 13th day of January, 2026, the following described property as set forth in said Final Judgment to wit:

nai Judgment, to wit:
LOT 33, BLOCK 92, POINCIANA NEIGH-BORHOOD 3, VILLAGE 3, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY.

FLORIDA.

IF YOU ARE A PERSON CLAIMING A
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 LINCLAIMED. ONLY THE PORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 24th day of November, 20255.

By: /S/ Liana Hall

Liana Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF

210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN

ESERVICE@MGS-LEGAL.COM 11080-1025467

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 2025CA-001236-A000-BA FREEDOM MORTGAGE CORPORA-PLAINTIFF,

ROBERT D. LOONEY, MELINDA J. LOONEY AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROP

DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta Publishing, Inc)
NOTICE IS HEREBY GIVEN pursuant to

Final Judgment of Foreclosure dated the 10th day of November, 2025, and entered in Case No. 2025CA-001236-A000-BA, of the Circuit Court of the Tenth Judicial Circuit Court of the Case No. 2025CA-001236-A000-BA, of the Circuit Court of the Tenth Judicial Circuit Court of the Tenth J cuit in and for Polk County, Florida, where cuit in and for Polk County, Florida, where-in Freedom Mortgage Corporation is the Plaintiff and ROBERT D. LOONEY AND MELINDA J. LOONEY are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 29th day of December, 2025,

A.M. on the 29th day of December, 2025, the following described property as set forth in said Final Judgment, to wit: Lot 6, Block H, Carter-Deen Realty Co's Revised Map of Dixieland, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 67, of the Public Records of Polk County, Florida.

IF YOU ARE A PERSON CLAIMING A 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 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.

POLK COUNTY

Dated this 21st day of November, 2025. By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR PURSUANT TO FLA. R. JUD. ADMIN ESERVICE@MGS-LEGAL.COM

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES,

Plaintiff, Case No: 2025CA003422A000BA

WANDA FENLEY, ET AL., Defendants.

NOTICE OF ACTION

TO:
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ANY OTHER PARTIES
CLAIMING BY, THROUGH, UNDER
OR AGAINST KAYLA CHUMNEY, DE-

CHASEL 1432 Orlando Ct.
Poinciana, FL 34759
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN
and any unknown heirs, devisees, grantees, creditors and other unknown persons or unknown spouses claiming by sons 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 de-

following real and personal property described as follows, to wit:

LOT 4, BLOCK 373, POINCIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT
BOOK 55, PAGE(S) 5 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS 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 Bradford Petrino, Esq., Lender Legal PLLC, 1800 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days above-styled Court on or before 30 days from the first publication, otherwise a de-fault will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the 21st day of November, 2025.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT By: /s/ A. Nieves Deputy Clerk 11080-1025408

> IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 24-CC-006712 SUNSET COVE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION, INC.,

LUIS ALBINO, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on November 14, 2025, by the County Court of Polk County, Florida, for the following property described as:

Lot 81. Sunset Cove Phase Two. according to the map or plat thereof, as recorded in Plat Book 120, Page(s) 5 and 6, of the Public Records of Polk County, Florida.

will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on December 19, 2025 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with 20:00 A.M., to the highest and best bidder, for cash, in accordance with 20:00 A.M., to the highest and best bidder, for cash, in accordance with 20:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service".

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

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 53-2025-CP-003625-A000BA

IN RE: ESTATE OF Suzanne Walden Roberson, a/k/a Suzanne W. Roberson

NOTICE TO CREDITORS (Summary Administration)

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Suzanne Walden Roberson haka Suzanne W. Roberson, deceased, File Number 53-2025-CP-003625-A000BA, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Drawer CC4, Bartow, FL 33830; that the decedent's date of

POLK COUNTY

death was October 4th, 2025; that the total value of the estate is NONE and that the names and addresses of interested persons are:

Henry Roberson 2953 Jennifer Drive, Lakeland, FL 33810

Thomas A Roberson 65 Cape Charles Sq, Lynchburg, VA 24502 Michael A Roberson 5225 Imperial Lakes Blvd Apt 7

ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

Mulberry, FL 33860

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

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

Person Giving Notice: Henry Roberson 2953 Jennifer Drive Lakeland, FL 33810

Attorneys for Person Giving Notice: Cynthia M Petitjean PL 1306 Thonotosassa Road Plant City, FL 33563 Telephone: (813) 659-2020 Florida Bar No. 947512 Email Address: cmp@cmp-law.com

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION Case No : 53-2025-CA-001081 DOUGLAS B. STALLEY, as Trustee for the TANYA GOLDSMITH SPECIAL NEEDS TRUST, 2018 E. 7th Avenue, Tampa. FL

PATRICK A. BENNETT; LOVEL M. BEN-NETT; CITY OF LAKELAND, a Florida municipal corporation, INTERNATIONAL FIDELITY INSURANCE COMPANY, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVI-SEES, GRANTEES, OR OTHER CLAIM-ANTS; UNKNOWN PARTY #1, UNKNOWN PARTY #2, AND UNKNOWN PARTY #3, THE NAMES BEING FICTITIOUS TO AC-COUNT FOR PARTIES IN POSSESSION, Defendants

NOTICE OF ACTION TO: Defendants, ANY AND ALL UN-KNOWN PARTIES, UNKNOWN PARTY #1, UNKNOWN PARTY #2, and UNKNOWN PARTY #3, if alive, and if dead, their unknown spouse(s) heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment credi tors, or other parties claiming by, through or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiffs, DOUGLAS B. STALLEY, as Trustee for the TANYA STALLEY, as Trustee for the TANYA GOLDSMITH SPECIAL NEEDS TRUST, 2018 E. 7th Avenue, Tampa, FL 33605, Complaint for breach of promissory note, to foreclose a mortgage on certain real and personal property located in Polk County, Florida, for damages in excess of \$50,000.00; and for other ancillary relief. ("Complaint") filed in this action:

YOU ARE NOTIFIED that an action tor breach of promissory note, to foreclose a mortgage on certain real and personal property located in Polk County, Florida, for damages in excess of \$50,000.00; and for other ancillary relief to the following property in Polk County, Florida:

Lot 1. of E.L. Cordery Subdivision, according to the Plat thereof, as recorded in Plat Book 4, at Page 47, of the Public Records of Polk County, Florida. Parcel: 23-28-12-052000-000010

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick, Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, 28 days after date of first publications are the fore 12(16). date of first publication on or before 12/15/25, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Dated on 11/4/25 Stacy M. Butterfield Clerk of Circuit Court By: s/ Sebastian Irlanda Deputy Clerk s/ Scott W. Fitzpatrick, B.C.S. Florida Bar No. 0370710 Eggert Fitzpatrick

11/14-12/5/25 4T

SARASOTA COUNTY

SARASOTA COUNTY

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 927342 from 7978 CCB 29 LLC and 7978 CCB 30 LLC at 7978 Cooper Creek Blvd, University Park, FL 34201. Application received: September 30, 2025. Proposed activity: Construction of new works, activities, and/or a stormwater management system, lo-Construction of new works, activities, and/ or a stormwater management system, located in the NE corner of the intersection of Fruitville Rd and Tatum Rd in Sarasota County. Project name: Fruitville Tatum Warehouse. Project size: 18.06 Acres Location: Sections 21, Township 36, South, Range 19 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application ments must include the permit app number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-2379 Bload steet, Blooksville, Te. 34004-6899 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. Pengatrepat at (352), 796-7211 agement Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-12/5/25LG 1T

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

UNIGLIDE TRAILERS LLC Owner: Dills Enterprises, LLC 301 Seaboard Avenue Venice, FL 34285

12/5/25LG 1T

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

CASE NO.: 2025-CA-002827

U.S BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST,

UNKNOWN HEIRS, BENEFICIARIES. DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WILLIAM L. VENTOLO, JR., DECEASED, et al. Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclos-ure entered on November 24, 2025 in the above-captioned action, the following property situated in Sarasota County, Florida, described as:

Lot 11, Block K, Sorrento East Unit No. 2, according to the plat thereof, recorded in Plat Book 19, Page(s) 37 and 37A, of the Public Records of Sarasota County, Florida.

shall be sold by the Clerk of Court, Karen E. Rushing, on January 9, 2026 on-line at 9:00 a.m. (Eastern Time) Online at www.sarasota.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 as provided herein. If you are a person with a disability who

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861-7400, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated November 25, 2025

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

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

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR SARASOTA COUNTY, FLORIDA Clerk Case Number: 2025 CA 001417 NC FREEDOM MORTGAGE CORPORA-Plaintiff(s),

CLAUDE E. BOLES; CHERYL D. NEARY; THE COUNTRY CLUB OF SARASOTA HOMEOWNER'S ASSOCIATION, INC.; ZOLLER ROOF-ING INC.; FIRST HORIZON BANK F/K/A IBERIA-BANK; AND
UNKNOWN TENANT IN POSSESSION
OF THE

SARASOTA COUNTY

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 Final Judgment of Foreclosure dated the 19th day of November, 2025, and entered in Case No. 2025 CA 001417 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CLAUDE E. BOLES; THE COUNTRY CLUB OF SARASOTA HOMEOWNER'S ASSOCIATION, INC.; FIRST HORIZON BANK F/K/A IBERIABANK; ZOLLER ROOFING INC.; CHERYL D. NEARY; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforebidder for cash at www.sarasota.realfore-close.com at 9:00 A.M. on the 21st day of January, 2026, the following described property as set forth in said Final Judg-

IN PLAT BOOK 24, PAGE 16, PUBLIC RECORDS OF SARASOTA COUNTY,

FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance or immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please Dated this 24th day of November, 2025.

By: /S/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL FOR PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

11080-1025526

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

CIVIL DIVISION Case No. 2025CC004083

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,

JAMES J. WALLACE, a married man, JEAN WALLACE. a widow and THOMAS J. BELLENGHI, a single man, as joint tenants with rights of survivorship; REGIONS BANK and UNKNOWN TENANT Defendants.

NOTICE OF SALE **PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025CC004083, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and JAMES J. WALLACE, a married man, JEAN WALLACE, a widow and THOMAS J. BELLENGHI, a single man, as joint tenants with rights of survivorship; and UNKNOWN TENANT, are Defendants. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on January 5, 2026 in an online sale cash on January 5, 2026 in an online sale at www.sarasota.realforeclose.com beginning at 9:00 AM, the following property as

set forth in said Final Judgment, to wit: Unit 34-C-4, RAMBLEWOOD ACRES, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 1044. Pages 1842 through 1874, and amendments thereto, and as per plat thereof, recorded in Condo-minium Book 8, Pages 4, 4A through 4C, inclusive, and amendments thereto, of the Public Records of Sarasota County, Florida.

Property Address: 3381 Ramblewood Place, Sarasota, FL 34237-3846

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

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proaccommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services

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

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

AVISO DE REUNIÓN DE INFORMACIÓN PÚBLICA **SOBRE EL CORREDOR SELECCIONADO Central Polk Parkway East** desde U.S. 27 hasta U.S. 17/92



Condado de Polk, FL Números de FPID: 451419-2, 451419-3, 455878-1 and 455879-1 Número de FTDM: 14582

effective November 17, 2025. Former patients may obtain copies of their medical records by contacting: Email: drjefflangmaid@mac.com or jeff@mvmt.health
Records will be maintained for the mandatory term from the date of this notice.

NOTICE OF PRACTICE CLOSURE

MVMT Health, located in Tampa, Florida, has closed

El Departamento de Transporte de Florida (FDOT), Florida's Turnpike Enterprise (Enterprise) llevará a cabo una Reunión de Información Pública sobre el Corredor Seleccionado para los estudios mencionados anteriormente Las opciones de participación son las siguientes:

Reunión Virtual:

Lunes, 15 de diciembre de 2025 a las 6 p.m. Participe a través de una computadora, tableta, teléfono inteligente o por teléfono en modo de solo escucha.

Reunión en Persona:

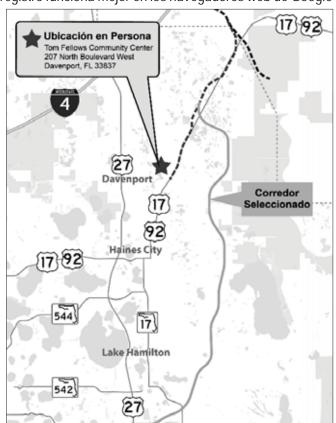
Miércoles, 17 de diciembre de 2025, de 4:30 p.m. hasta 7:30 p.m.

Tom Fellows Community Center, 207 North Boulevard West, Davenport, FL 33837

Por favor visite la página del proyecto, www.CentralPolkParkwayEast.com, registrarse a la Reunión de Información Pública sobre el Corredor Seleccionado de forma virtual. Tenga en cuenta que el registro funciona mejor en los navegadores web de Google

Chrome, Microsoft Edge, o Firefox. Una vez registrado, recibirá un correo electrónico de confirmación que incluye instrucciones sobre cómo unirse a la reunión virtual. Para unirse a la reunión virtual por teléfono en modo de solo escuchar, por favor llame al (415) 655-0052 e ingrese el código de acceso 855-813-572. La reunión en persona se llevará a cabo en un formato informal de puertas abiertas. No se requiere registración para participar en persona. La información presentada en todas las opciones será la misma.

Esta reunión brindará a las personas interesadas la oportunidad de revisar el



corredor seleccionado, hacer preguntas y proporcionar comentarios sobre los posibles efectos sociales, económicos y ambientales de las mejoras propuestas.

Las personas que deseen presentar comentarios/ preguntas escritas o verbales pueden hacerlo en la reunión o pueden comunicarse con la Gerente del Proyecto, Jazlyn Georges, P.E., al 407-264-3298 o Jazlyn. Georges@dot.state.fl.us. Para asistencia con el registro en de la reunión o para obtener información adicional, comuníquese con la Gerente del Proyecto.

Se solicita la participación pública sin distinción de raza, color, origen nacional, edad, sexo, religión, discapacidad o situación familiar. Las personas que requieran adaptaciones especiales según la Ley de Estadounidenses con Discapacidades o las personas que requieran servicios de traducción (gratis) deben comunicarse con la Gerente del Proyecto a la información anterior al menos siete días antes de la reunión. Si tiene discapacidad auditiva o del habla, comuníquese con la agencia utilizando el Servicio de Retransmisión de Florida, 1(800) 955-8771 (TDD) o 1(800) 955-8770 (Voz).

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

RFB 25-4832 WC-2 FLOOD CONTROL STRUCTURE REPLACEMENT, SUMTER COUNTY. A non-mandatory pre-bid conference/site visit will be held Wednesday, December 17, 2025, 9:00 a.m. local time, at WC-2 Structure Access Gate #1, 182 Sumter County Road 778, Webster, FL 33597. Please refer to the solicitation document for more information.

DUE DATE: January 13, 2026, at 2:00 p.m. local time. Contact: Ari Horowitz.

To view or listen to bid opening:

Join Microsoft Teams meeting on your computer or mobile app via https://bit.ly/3XGldCe Or call in (audio only)

+1 786-749-6127,,922514397# United States, Miami Phone Conference ID: 922 514 397#

The solicitations may be obtained through the District's Internet website at http://www.watermatters.org/procurement_under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103...

12/5/25LG 1T



Servicios de Vivienda Asequible (AHS)

SOLICITUD DE PROPUESTAS (RFP)
ASISTENCIA TÉCNICA VIRTUALES Y PRESENCIALE
PROGRAMA DE SUBVENCIONES EN GRUPO PARA EL DESARROLLO COMUNITARIO (CDBG)
PROGRAMA DE ASOCIACIONES PARA LA INVERSIÓN EN VIVIENDAS (HOME)
AÑO DEL PLAN (PY) 2026

El Departamento de Servicios de Vivienda Asequible del Condado Hillsborough (AHS), por sus siglas en inglés) presencial, para informar sobre las oportunidades de financiamiento del ciclo de subvenciones federales para el año fiscal 2026, específicamente para la solicitud de propuestas (RFP). Estos talleres brindarán a la comunidad la oportunidad de conocer los programas de financiamiento federal y el proceso de la RFP.

El AHS es una jurisdicción participante designada que recibe y administra fondos del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) para la Subvención Global para el Desarrollo Comunitario (CDBG) y el Programa de Alianzas de Inversión HOME (HOME), con el fin de apoyar el desarrollo de viviendas y actividades comunitarias que beneficien a personas y hogares de ingresos bajos a moderados (LMI) con ingresos iguales o inferiores al 80% del ingreso medio del área. Se anima a los proveedores de vivienda elegibles, tanto sin fines de lucro como con fines de lucro, a presentar propuestas para los fondos disponibles en virtud de la Ley del Plan de Rescate Estadounidense (ARP, por sus siglas en inglés) para la adquisición y rehabilitación de unidades de alquiler multifamiliares que beneficien a hogares con ingresos iguales o inferiores al 50% del AMI (Ingreso Medio del Área) o a personas que salen de la situación de calle.

El AHS publicará una solicitud de propuestas para proyectos que apoyen las prioridades de vivienda y desarrollo comunitario una vez que las solicitudes de propuestas estén disponibles en Euna Procurement. Se anima a las organizaciones sin fines de lucro elegibles a presentar propuestas que apoyen actividades que cumplan con los objetivos nacionales del HUD para beneficiar a personas de ingresos bajos a moderados y ampliar la oferta de viviendas dignas y asequibles para este grupo.

El personal de AHS le invita a participar en los talleres informativos de asistencia técnica para conocer las próximas oportunidades de financiamiento, los requisitos del proceso de solicitud de propuestas (RFP), las prioridades del Plan Consolidado del Condado Hillsborough 2021-2025, los requisitos de elegibilidad, los indicadores de desempeño, las actividades elegibles e inelegibles, los criterios de evaluación, los nuevos criterios regulatorios y otros cambios realizados en los programas del HUD. El personal de AHS estará disponible para responder preguntas.

No es obligatoria, pero se recomienda para solicitar el financiamiento.

Sesión 3: (Presencial) Fecha: 10 de diciembre de 2025 Hora: 3:00 p.m. – 5:00 p.m.

Lugar: Children's Board, 1002 E. Palm Avenue, Tampa, FL 33605



NOTICE TO BIDDERS SUNRISE COMMUNITY, INC. / REGIONAL PROPERTIES, INC. HURRICANE GENERATOR PROJECT 2714 W KIRBY ST. TAMPA, FLORIDA 33614

Sunrise Community, Inc. / Regional Properties, Inc. is undertaking a project consisting of the installation of a generator for the entire campus. We are seeking a General Contractor to perform the following:

• Site Enhancements:

Exterior site enhancements include installation of a new generator for the entire campus and an enclosure.

• Building Enhancements:

Building enhancements that include associated minor updates to the existing generator service connections as depicted on the drawings.

The bids shall include detailed budgets and a schedule for the project. Provide a minimum of (3) references for projects of a similar scope and size. All bids must be submitted to the email address of Ms. Swapnali Salunkhe with GROH Architecture, on behalf of Sunrise Community, Inc., swap@groharch.com no later than **Thursday**, **February 5**, **2026**, **at 2:00 PM EST**. The successful bidder shall be notified individually.

Location of Project: 2714 W Kirby St, Tampa, FL 33614

Project Name: Hurricane Generator Project

Contact Person: Ms. Swapnali Salunkhé, Project Architect, GROH Architecture

Contact Phone Number: 813-228-8000

Bid Packages must be emailed to Swapnali Salunkhe at swap@groharch.com

A MANDATORY virtual pre-bid meeting, via Microsoft Teams, will be held on Thursday, January 8, 2026 starting at 1:30 PM EST. If you plan to attend, please provide your email to Swapnali Salunkhe at swap@groharch.com so we may send you an invitation or join the Microsoft Teams meeting at <a href="mailto:https://teams.microsoft.com/l/meetupjoin/19%3ameeting_OGI1MTg4OGEtOTlkMS00MjdlLThjMzktMjE2NTc0OWZIODEx%40thread.v2/0?context=%7b%22Tid%22%3a%2265c5759b-8fff-48fe-953cd38e2059b32e%22%2c%22Oid%22%3a%22ec3818f8-b04f-4c12-8e14-7b3c1ee40770%22%7d

Meeting ID: 215 502 116 679 06 Passcode: bH6Xs2Fs

Attendees shall sign into the Microsoft Teams meeting with their full name. Only companies joining the Microsoft Teams meeting shall be eligible to turn in a bid. Failure to arrive at the meeting within the first half hour of the meeting may disquality the potential bidder from participating in the bidding process. The meeting will include a project overview and presentation of federal funding requirements. Construction Documents will be provided via email to those who attend the virtual meeting by the end of the day.

A MANDATORY second meeting will be held at the project site for parties interested in the project. This will be held on Tuesday, January 13, 2026 OR Thursday, January 15, 2026 starting at 1:00 PM EST.

All questions regarding the project must be submitted in writing to Swapnali Salunkhe at swap@groharch.com. The question period will be closed on Thursday, January 22, 2026 at 4:00 PM EST. Responses to the questions will be issued as addenda to the construction documents and will be sent via email to all registered bidders by Thursday, January 29, 2026 by 4 PM EST.

Sealed general bids for this project will be accepted from eligible bidders at the email address of Swapnali Salunkhe with GROH Architecture, on behalf of Sunrise Community, Inc., at swap@groharch.com until **Thursday, February 5, 2026 by 4:00 PM EST**. The successful bidder shall be notified individually.

This project is federally funded, in part or whole through the Hillsborough County, Affordable Housing Services, with Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As such, bidder must comply with Presidential Executive Order 11246, as amended; Title VII of the Civil Rights Act of 1964 as amended; the Davis-Bacon Act of 1968, as amended; the Copeland Anti-Kickback Act; the Contract Work Hours and Safety Standards Act and all other applicable federal, state and local laws, regulations, and ordinances. All bidders must adhere to 2 CFR 200.317 - 2 CFR 200.326.

For projects funded by the U.S. Department of Housing and Urban Development (HUD), the Build America, Buy America (BABA) Act applies. BABA requires that all iron, steel, and specifically listed construction materials used for federally funded infrastructure projects are produced in the United States, unless otherwise exempt or subject to an approved waiver.

Under Section 448.095, Florida Statutes, all contractors and subcontractors on this project are required to use the E-Verify system.

Note that the successful bidder is required to pay workers on these projects the minimum wages as determined in the Wage Determination Decision included in the Bidder 's package; and that the contractor must ensure that employees are not discriminated because of race, color, religion, sex, or national origin.

This project is also a Section 3 covered activity. Section 3 requires that job training, employment and contracting opportunities be directed to very low and low income persons or business owners who live in the project's area. The subrecipient and its contractors and subcontractors, where applicable, shall comply with Section 3 of the Housing and Urban Development Act of 1968, incorporated herein by reference, and made a part hereof, with regard to all its requirements including wage rates paid pursuant to or as a result of this Agreement. The Subrecipient also agrees to comply with the uniform administrative requirements contained in 24 CFR § 570.502.

The Awarding Authority reserves the right to reject any or all general bids, if it be in the public interest to do so, and to reject any bid if it determines that such bid does not represent the bid of a person competent to perform the work as specified or that less than three such bids were received and that the prices are not reasonable for acceptance.

12/5/25LG 1T



Public Hearing

To Consider Amending the County's Rate Resolution Governing Water and Wastewater Fees and Charges NOTICE OF PUBLIC HEARING LEGAL NOTICE

The Board of County Commissioners of Hillsborough County will conduct a public hearing on December 17, 2025, at 10:00 a.m. in the Hillsborough County Board Room located on the second floor of the Frederick B. Karl County Center at 601 E. Kennedy Blvd., Tampa, FL 33602 to consider amending the County's Rate Resolution relating to water and wastewater impact fees.

Provisions have been made for members of the public who wish to participate in the public hearing to have access either by appearing in person in the Hillsborough County Board Room located on the second floor of Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, FL 33602, or by appearing virtually via communications media technology. Anyone who wishes to speak must complete the online Public Comment Signup form found at HCFLGov.net/SpeakUp or register in person the day of the public hearing in the lobby of the Frederick B. Karl County Center. You will be required to provide your name and telephone number on the online form. An audio call-in number will be provided to participants who are appearing via communications media technology. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the BOCC Chair by name. Up to three (3) minutes are allowed for each speaker at the Board's discretion. Online signups for the December 17, 2025, public hearing will not be accepted after 9 a.m. on the day of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person. You may submit comments or any documents prior to the public hearing by sending them to boccrec@hillsclerk.com.

The Hillsborough County Board of County Commissioners will also hold two (2) workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitation for water and wastewater impact fees set forth in Section 163.31801 Florida Statutes. The first workshop will be held on December 9, 2025 following the Board of County Commissioners' Land Use Meeting at 9:00 a.m. The second

workshop will be held on December 10, 2025 following the Board of County Commissioners' regularly scheduled workshop at 1:30 p.m. Please refer to https://hcfl.gov/events/bocc-workshops for ways to watch and access the Board of County Commissioners' workshops or call (813) 307-1000 for further assistance.

ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION MADE BY THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEARING OR MEETING IS HEREBY ADVISED THAT THEY WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH WILL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH SUCH APPEAL IS TO BE BASED. ALL INTERESTED PERSONS MAY PARTICIPATE IN THE ABOVE REFERENCED HEARING (BY APPEARING IN PERSON IN THE HILLSBOROUGH COUNTY BOARD ROOM ON THE SECOND FLOOR OF COUNTY CENTER OR BY APPEARING VIRTUALLY VIA COMMUNICATIONS MEDIA TECHNOLOGY) AND BE HEARD WITH RESPECT TO THE PROPOSED RATE RESOLUTION. A COPY OF THE PROPOSED RATE RESOLUTION IS AVAILABLE ONLINE AT HILLSCLERK.COM/RECORDS. YOU MAY CONTACT THE CLERK'S OFFICE AT (813) 276-8100, EXT. 4567 TO GET A COPY EMAILED OR MAILED TO YOU.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING ACCOMMODATION TO PARTICIPATE IN THE PROCEEDING, AND THOSE SEEKING A SIGN LANGUAGE INTERPRETER, SHOULD CONTACT THE ADA OFFICER AT THE TELEPHONE NUMBER (813) 276-8401 OR CALL TTY RELAY: 711 NO LATER THAN 72 HOURS PRIOR TO THE PROCEEDINGS. THIS MEETING IS CLOSED CAPTIONED FOR THE DEAF AND HARD OF HEARING.

HILLSBOROUGH COUNTY

Board of County Commissioners

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