

CITRUS COUNTY

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

Case No.: 2023 CA 000968 A

REGIONS BANK d/b/a
REGIONS MORTGAGE,
Plaintiff,
-vs-
YANET CORDOVA, INDIVIDUALLY
AND AS PERSONAL REPRESENTA-
TIVE OF THE ESTATE OF ONELIA M.
DUFFAU A/K/A ONELIA M. TRUJILLO,
DECEASED, YAQUELIN L. QUINTERO,
AS A KNOWN HEIR OF ONELIA M.
DUFFAU A/K/A ONELIA M. TRUJILLO,
DECEASED, IGNACIO TRUJILLO, AS A
KNOWN HEIR OF ONELIA M. DUFFAU
A/K/A ONELIA M. TRUJILLO, DE-
CEASED, JUAN MIGUEL DUFFAU AS A
KNOWN HEIR OF ONELIA M. DUFFAU
A/K/A ONELIA M. TRUJILLO, DE-
CEASED, and DANIEL J. FERNANDEZ,
ESQUIRE, AS GUARDIAN AD LITEM
FOR IGNACIO TRUJILLO if living, and
all unknown parties claiming by, through,
under or against the above named Defen-
dants who are not known to be dead or
alive, whether said unknown parties may
claim an interest as spouses, heirs, devi-
sees, grantees, assignees, lienors, credi-
tors, trustees or other claimants, claiming
by, through, under or against the said
Defendants; THE UNKNOWN HEIRS,
DEVISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES OF
ONELIA M. DUFFAU A/K/A ONELIA M.
TRUJILLO, DECEASED; THE UNITED
STATES OF AMERICA; UNKNOWN
TENANT #1 and UNKNOWN TENANT #2
Defendants.

NOTICE OF SALE

Notice is hereby given that, pursuant to a
Final Judgment of Foreclosure entered
in the above-styled cause, in the Circuit
Court of Citrus County, Florida, Traci
Perry, the Clerk of the Circuit Court, will
sell the property situate in Citrus County,
Florida, described as:

The South 1/2 of the Northwest 1/4 of
the Southwest 1/4 of the Southwest 1/4
LESS the East 25 feet for road, Sec-
tion 14, Township 17 South, Range 17
East, Citrus County, Florida, and LESS
the West 30 feet thereof, also known
as Lot 6 WOODRIDGE COUNTRY
ESTATES, as unrecorded subdivision

at public sale, to the highest and best bid-
der, for cash, in an online sale at www.citrus.realforeclose.com at **10:00 a.m. on
January 8, 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.

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 Coor-
dinator at the Office of the Trial Court Ad-
ministrator, Citrus County Courthouse, 110
N Apopka Avenue, Inverness, FL 34450,
(352) 341-6700, at least seven (7) days
before your scheduled court appearance,
or immediately upon receiving this notifica-
tion if the time before the scheduled ap-
pearance is less than seven days; if you
are hearing or voice impaired, call 711.

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

DATED this 3rd day of December, 2025.

ROD B. NEUMAN, Esquire
For the Court

By: /s/ Rod B. Neuman
ROD B. NEUMAN, Esquire
Gibbons Neuman
3321 Henderson Blvd, Tampa, FL 33609

12/12-12/19/25LG 2T

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 Bar-
bara Sue Dewolfe aka Bobbie Sue De-
wolfe, deceased, whose date of death was
November 10, 2024, is pending in the Cir-
cuit Court for Citrus County, Florida, Pro-
bate 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 represen-
tative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERI-
ODS SET FORTH ABOVE, ANY CLAIM
FILED TWO (2) YEARS OR MORE

CITRUS COUNTY

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:
Andrew Ponnock
Attorney
Florida 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 FOR
HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-1421

Division Probate

IN RE: ESTATE OF
MIRIAM FLIGLEMAN
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 en-
tered in the estate of Miriam Fligleman,
deceased, File Number 2025-CP-1421,
by the Circuit Court for Hernando County,
Florida, Probate Division, the address of
which is 20 N. Main Street, Room 130,
Brooksville, Florida 34601; that the de-
cedent's date of death was August 28,
2025; that the total value of the estate is
\$153,734.00 and that the names and ad-
dresses of those to whom it has been as-
signed by such order are:

Name	Address
Elaine Hudson	12226 Deep Creek Drive Spring Hill, Florida 34609
Joy Gruber	7472 Moriah Avenue Brooksville, Florida 34613

ALL INTERESTED PERSONS ARE NO-
TIFIED THAT:

All creditors of the estate of the deced-
ent and persons having claims or de-
mands against the estate of the deced-
ent 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 FLOR-
IDA STATUTES SECTION 733.702. ALL
CLAIMS AND DEMANDS NOT SO
FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING ANY OTHER AP-
PLICABLE 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 No-
tice is December 12, 2025.

Person Giving Notice:
Elaine Hudson
12226 Deep Creek Drive
Spring Hill, Florida 34609

Attorney for Person Giving Notice:
Kara Evans
Attorney
Florida Bar Number: 381136
4631 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 758-2173
Fax: (813) 926-6517
E-Mail: kara@karaevansattorney.com
Secondary E-Mail: evanskeene@aol.com

12/12-12/19/25LG 2T

IN THE CIRCUIT COURT FOR
HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-001319

Division Probate

IN RE: ESTATE OF
LYNN J. GRELLA
f/k/a Lynn J. MacDonald
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lynn
J. Grella, deceased, whose date of death
was September 2, 2025, is pending in the
Circuit Court for Hernando County, Flori-
da, Probate Division, the address of which
is 20 N. Main Street, Room 130, Brook-
sville, Florida 34601. The names and ad-
dresses of the personal representative and
the personal representative's attorney are
set forth below.

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

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

HERNANDO COUNTY

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

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

The date of first publication of this no-
tice is December 12, 2025.

Personal Representative:
Joseph J. Grella
5242 Gold dust Road
Spring Hill, Florida 34609

Attorney for Personal Representative:
Kara Evans, Attorney
Florida Bar Number: 381136
4631 Van Dyke Road
Lutz, Florida 33558
Telephone: (813) 758-2173
Fax: (813) 926-6517
E-Mail: kara@karaevansattorney.com
Secondary E-Mail: evanskeene@aol.com

12/12-12/19/25LG 2T

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

UMB BANK, NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY,
BUT SOLELY AS LEGAL TITLE
TRUSTEE FOR PRL TITLE TRUST I, AS
THE CLIENT,
Plaintiff,
Case No: 2025-CA-000485
vs.
NHU PHU TI DUONG; et al.,
Defendants.

NOTICE OF ACTION
TO:

THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS BY, THROUGH, UNDER
OR AGAINST, NHU PHU TI DUONG,
DECEASED

14078 Spring Hill Dr.
Spring Hill, FL 34609

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

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

LOT 10, BLOCK 810, SPRING HILL UNIT
13, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT
BOOK 8, PAGE(S) 84 THROUGH 100,
INCLUSIVE, OF THE 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 Alexandra Kalman,
Esq., Lender Legal PLLC, 1800 Pembroke
Drive, Suite 250, Orlando, Florida 32810
and file the original with the Clerk of the
above-styled Court on or before 30 days
from the first publication, otherwise a
default will be entered against you for the
relief demanded in the Complaint.

WITNESS my hand and seal of the said
Court on the 30th day of October, 2025.

Doug Chorvat Jr.
CLERK OF THE CIRCUIT COURT

By: Sonya Sanders
Deputy Clerk
(COURT SEAL)
11080-1025858

HERNANDO COUNTY

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, FLORIDA

Case No.: 25-DR-1630

Division: Family Law

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

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE

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

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

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

8201 Warbler Road
Weeki Wachee, FL 34613

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

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

**WARNING: Rule 12.285, Florida Fam-
ily Law Rules of Procedure, requires
certain automatic disclosure of docu-
ments and information. Failure to com-
ply can result in sanctions, including
dismissal or striking of pleadings.**

Dated 11/14/25

Doug Chorvat Jr.
Clerk of the Circuit Court

By: /s/ Angela M. Davis
Deputy Clerk

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

HERNANDO COUNTY

NOTICE OF
ADMINISTRATIVE COMPLAINT
HILLSBOROUGH COUNTY

To: CSSM SECURITY SERVICES

Case No.: CD202511004/B 3300017

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

12/12-1/2/26LG 4T

HILLSBOROUGH COUNTY

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

Dated this December 8, 2025

/s/ J. Clarke Brannon
Nathan A. Frazier, Esq., for the firm
J. Clarke Brannon, Esq., for the firm
Attorney for Plaintiff
Frazier & Bowles, Attorneys at Law
45049.219

12/12-12/19/25LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-004045

Division B

IN RE: ESTATE OF
MILDRED JO ANN WILSON,
A/K/A MILDRED JOANN WILSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Mil-
dred Jo Ann Wilson, a/k/a Mildred JoAnn
Wilson, deceased, whose date of death
was October 30, 2025, is pending in the
Circuit Court for Hillsborough County,
Florida, Probate Division, the address of
which is 800 Twigg's Street, Tampa, Flori-
da 33602. The names and addresses of the
personal representative and the per-
sonal 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 PUBLI-
CATION OF THIS NOTICE.

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

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

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

(Continued on next page)

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

The date of first publication of this notice is December 12, 2025.

Personal Representative:
Rachel Latham
305 Mill Crossing W
Colleyville, Texas 76034

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

12/12-12/19/25LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-004153
Division B

IN RE: ESTATE OF
JOHNNY ROBERT ADCOCK,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOHNNY ROBERT ADCOCK, deceased, whose date of death was July 6, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Signed on this 10th day of December, 2025.

Personal Representative:
/s/ H. BRIAN ADCOCK
311 W. Fletcher Avenue
Tampa, Florida 33612

Attorney for Personal Representative:
/s/ Joshua T. Keleske, Esq.
Florida Bar No. 0548472
Joshua T. Keleske, P.L.
3333 W. Kennedy Boulevard, Suite 104
Tampa, Florida 33609
Telephone: (813) 254-0044
Email: jkeleske@trustedcounselors.com

12/12-12/19/25LG 2T

IN THE CIRCUIT COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 25-CP-4092
DIVISION O
Florida Bar #308447

IN RE: ESTATE OF
ROY CLARENCE WILLIAMS,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROY CLARENCE WILLIAMS, deceased, Case Number 25-CP-4092, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Notice is December 12, 2025.

Personal Representative:
KRYSTAL C. WILLIAMS
4D Jericho East Drive
Jericho, VT 05465

Attorney for Personal Representative:
WILLIAM R. MUMBAUER, ESQUIRE
WILLIAM R. MUMBAUER, P.A.
Email: wrmumbauer@aol.com
205 N. Parsons Avenue
Brandon, FL 33510
813/685-3133

12/12-12/19/25LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-003657

IN RE: ESTATE OF
ROSEANNE FRANCES BRANAGAN
(AKA ROSEANNE F. BRANAGAN)
Deceased.

NOTICE TO CREDITORS

The administration of the estate of ROSEANNE FRANCES BRANAGAN (AKA ROSEANNE F. BRANAGAN), deceased, whose date of death was May 27, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 12, 2025.

Personal Representative:
KEVIN M. BRANAGAN
4909 Yacht Club Drive
Tampa, FL 33616

Attorney for Personal Representative:
Bishop L. Toups
Florida Bar Number: 120525
249 Nokomis Avenue South
Venice, FL 34285
Telephone: (941) 882-0731
E-Mail: btoups@taxestateplanning.com

12/12-12/19/25LG 2T

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-043950
DIVISION: T

NOTICE TO APPEAR

IN RE: THE PETITION OF HILLSBOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF:
NATRON JAVARIS BROOKS
144 18th St. NW
Ruskin, FL 33570

And Any Other Jane or John Does, Respondent.

IN THE NAME OF THE STATE OF FLORIDA
TO ALL SINGULAR THE SHERIFFS OF THE
STATE OF FLORIDA,

You are hereby commanded to serve this Petition for Custody and Enjoinment upon the above-named Respondent, **Natron Javaris Brooks**.

INSTRUCTIONS TO RESPONDENT:
Pursuant to Administrative Order S-2012-064, a hearing on the attached Petition for Enjoinment has been scheduled before the Honorable Mary Lou Cuellar-Stilo on the 28th day of January, 2026 at 10:45 a.m., to be held at the Criminal Courthouse Annex, 401 N. Jefferson Street, Courtroom #21, Tampa, Florida 33602-3554. Fifteen (15) minutes has been set for the hearing.

You have the right to appear personally, or you may have an attorney appear for you at the hearing. You or your attorney can present testimony and evidence at the hearing. Upon consideration of all matters presented at the hearing, the Court may schedule a final hearing. You or your attorney can present testimony and evidence at the final hearing.

If you decide to appeal the Honorable Judge Cuellar-Stilo's rulings, you will need a record of the hearings. You will need to ensure that a verbatim record of the proceeding is made which will include the testimony and evidence upon which an appeal is to be based.

FAILURE TO APPEAR MAY CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THE PETITION AND THE COURT MAY GRANT THE RELIEF REQUESTED IN THE PETITION.

In order to view a copy of the Petition for Confiscation, please contact the Hillsborough County, County Attorney's Office at 813-272-5670. Please reference number 25-001302.

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.

Witness my hand and seal, this 2nd day of December, 2025.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Victor D. Crist
As Clerk of the Court
By: s/ LaShontaeia Shedrick

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

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: 190789.0000

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: 101628.0020

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(15)c
LEGAL DESCRIPTION: RIVERBEND SUBDIVISION LOT 4 LESS WLY 27.5 FT AND WLY 35 FT OF LOT 5 BLOCK G
FOLIO: 169825.0000

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
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-25-0003804
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

CASE NO: COD-25-0003814
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

CASE NO: COD-25-0003579
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-25-0003660
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
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
FOLIO: 146960.0100

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 NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY- EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Deputy Clerk
813-276-8100 x4362

12/12/25LG 1T

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
File No. 25-CP-003862
Division: B

IN RE: ESTATE OF
WILLIAM L. HICKS, SR.
Deceased.

NOTICE OF ACTION FOR
SUMMARY ADMINISTRATION

TO: DEIRDRE LOPEZ
190 Arkansas Rd, Tewksbury MA 01876

JASON HICKS
207 Monastery Ct, Valrico FL 33594

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 William L. Hicks, Sr., 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 1/16/2026, and file the original with the Clerk of this Court, at the Hillsborough County Courthouse, 800 E. Twiggs Street, Room 442 - Edgecomb Courthouse, Tampa, Florida 33602, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.

WITNESS my hand and seal of this Court on 12/9/2025.

Victor D. Crist
As Clerk of the Court
By: s/ Ryan Marsh
As Deputy Clerk

12/12-1/2/26LG 4T

IN THE COUNTY COURT IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-CC-047606

CROSS CREEK COMMUNITY
ASSOCIATION, INC.,
Plaintiff,
vs.
PARAMADEVAN SINNADURAI,
Defendant.

NOTICE OF ACTION

TO: PARAMADEVAN SINNADURAI
9413 Rockrose Drive, Tampa, FL 33647

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

Lot 48, Block 7, CROSS CREEK UNIT 1, according to the plat thereof, recorded in Plat Book 67, Page 16 of the Public Records of Hillsborough County, Florida.

Has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on MICHELLE T. REISS, ESQUIRE, Plaintiff's attorney, whose address is APPLETON REISS, PLLC, 215 N. Howard Avenue, Suite 200, Tampa, FL 33606, on or before 1/12/26, 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 December 4, 2025.

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

By: Illegible
Deputy Clerk

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

12/12-12/19/25LG 2T

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

Case No.: 25-CC-52492
Div.: H

REGENCY KEY HOMEOWNERS
ASSOCIATION, INC.,
a Florida Corporation not for profit,
Plaintiff,
v.

TIA VICTORIA DRITSAS a/k/a TIA SIMPSON, UNKNOWN TENANT IN POSSESSION 1, and UNKNOWN TENANT IN POSSESSION 2,
Defendants.

NOTICE OF ACTION

TO: TIA VICTORIA DRITSAS a/k/a TIA SIMPSON:
YOU ARE NOTIFIED that an action to foreclose a lien and for damages on the following property in Hillsborough County, Florida:

Lot 5, Block 15, Regency Key Townhomes, according to the Plat thereof recorded in Plat Book 88, Page 33, of the Public Records of Hillsborough County, Florida

Property Address: 2410 Lake Woodberry Circle, Brandon, Florida 33510.

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Plaintiff's Attorney, Barbara Prasse-Anderson, Esq., whose address is Prasse-Anderson Law, 15310 Amberly Drive, Suite 250, Tampa, Florida 33647, within thirty (30) days after the first publication of this notice, and to file the original with the Clerk of the 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.

WITNESS my hand and seal of this Court on this 8th day of December, 2025.

Victor D. Crist
Clerk of the Circuit Court
(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY 800 E. Twiggs St., Tampa, FL 33602 By: s/ Jennifer Taylor As Deputy Clerk 12/12-12/19/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 25-CP-004024 Division: A IN RE: ESTATE OF ELSIE INGRID COOPER, Deceased. NOTICE TO CREDITORS The administration of the estate of ELSIE INGRID COOPER, deceased, whose date of death was August 28, 2025, and whose social security number is xxx-xx-1257 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The date of first publication of this Notice is December 12, 2025. Personal Representative: MICHELE MARIE COOPER TAYLOR Attorney for Personal Representative: Daniel M. Coton, Esquire TRINKLE REDMAN, P.A. 121 North Collins Street Plant City, Florida 33563 Telephone: (813) 752-6133 Florida Bar Number: 857335 Attorney for Petitioner 12/12-12/19/25LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, OF THE STATE OF FLORIDA PROBATE DIVISION Case No.: 25-CP-004009 IN RE: THE ESTATE OF SONJI TEL-FAIR a/k/a SONJI LAVERNE TELFAIR Deceased. NOTICE TO CREDITORS The administration of the Estate of SONJI TELFAIR a/k/a SONJI LAVERNE TELFAIR, deceased, whose date of death was April 18, 2025, and whose social security number is xxx-xx-8606, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgcomb Courthouse, 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors must file claims against the Estate 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 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 12/12/2025. Personal Representative: AZOR BRUNEL 8615 N. Mulberry St. Tampa, FL 33601 Attorney for Personal Representative: PERRY G. GRUMAN, P.A. 3400 W. Kennedy Blvd. Tampa, FL 33609 (813) 870-1614 Florida Bar 396052 perry@grumanlaw.com PGPA: 25-1100 12/12-12/19/25LG 2T ----- IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003568 Division A IN RE: ESTATE OF JOSEPH OSVALDO LAINO, Deceased. NOTICE TO CREDITORS The administration of the estate of JOSEPH OSVALDO LAINO, deceased, whose date of death was September 15, 2025; File Number 25-CP-003568, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below. All creditors of Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div>	<div>HILLSBOROUGH COUNTY All other creditors of 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 representatives have no duty to discover whether any property held at the time of Decedent's death is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 12, 2025. Signed on this 5th day of December, 2025. Personal Representatives: /s/ PATRICIA M. LLOSA 4219 W. San Juan Street Tampa, Florida 33629 /s/ RICHARD P. LLOSA 4219 W. San Juan Street Tampa, Florida 33629 Attorney for Personal Representatives: /s/ Joshua T. Keleske, Esq. Florida Bar No. 0548472 Joshua T. Keleske, P.L. 3333 W. Kennedy Boulevard, Suite 104 Tampa, Florida 33609 Telephone: (813) 254-0044 Email: jkeleske@trustedcounselors.com 12/12-12/19/25LG 2T ----- IN THE CIRCUIT COURT FOR THE THIRTEENTH CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 25-CP-004097 DIVISION: A IN RE: ESTATE OF: PAUL H. MOORE Deceased. NOTICE TO CREDITORS The administration of the estate of PAUL H. MOORE, deceased, file number 25-CP-004097, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601-1110. The names and addresses of the personal representative and the personal representative's attorney are set forth below. This estate is intestate. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objection with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this Notice is December 12, 2025. Personal Representative: /s/ Twili D Moore TWILI D. MOORE 2018 Tidewater Court Tampa, FL 33619 Attorney for Personal Representative: /s/ John P. Flanagan Jr. John P. Flanagan, Jr., Esq. 710 Oakfield Drive, Suite 101 Brandon, FL 33511 (813) 681-5587 patflan@verizon.net FBN: 218499 12/12-12/19/25LG 2T ----- IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-004124 IN RE: ESTATE OF ANTHONY JOHN LARDARELLO, Deceased. NOTICE TO CREDITORS The administration of the Estate of Anthony John Lardarello, deceased, whose date of death was February 20, 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 persons having claims or demands against decedent's estate on whom a copy of this</div>	<div>HILLSBOROUGH COUNTY notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first date of publication is December 12, 2025. Personal Representative: Michael Lardarello 11203 Taft Lane Seffner, Florida 33584 Attorney for Personal Representative: Brice Zoeccklein, Esq. Florida Bar No. 0085615 Email Address: brice@zoecckleinlawpa.com Zoeccklein Law, P.A. 150 E. Bloomingdale Avenue Brandon, Florida 33511 12/12-12/19/25LG 2T ----- NOTICE OF PUBLIC SALE The following personal property of Tracy Elaine Bourehla, 10436 Pleasant Blvd, Riverview, Florida 33569 will, on December 30, 2025 at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at Pleasant Living MHP, 10502 Pleasant Blvd, Riverview, FL 33569. YEAR/MODEL 1973/SUNS VIN # 7365120999 Title # 0005250288 Additional personal property: unknown PREPARED BY: MARK C. PAYNE Attorney for Pleasant Living MHP PO Box 1061, Tampa, Florida 33601-1061 Telephone: 813-223-6882 12/12-12/19/25LG 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: WOODIE'S WASH SHACK Owner: Jammin 2025 1, LLC 142 W Platt St Tampa, FL 33606 12/12/25LG 1T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: WOODIE'S WASH SHACK Owner: Jammin 2025 2, LLC 142 W Platt St Tampa, FL 33606 12/12/25LG 1T -----</div>	<div>HILLSBOROUGH COUNTY IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 2025-CA-002688 DIVISION: B NATIONSTAR MORTGAGE LLC, Plaintiff, vs. MICHAEL PARKER, et al., Defendants. NOTICE OF SALE NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on December 2, 2025 in the above-styled cause, Victor D. Crist, Hillsborough county clerk of court, shall sell to the highest and best bidder for cash on January 5, 2026 at 10:00 A.M., at www.hillsborough.realforeclose.com, the following described property: LOT 30, BLOCK 21, RIVERCREST PHASE 2 PARCEL "N", ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 101, PAGE 238, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. Property Address: 11329 Cocoa Beach Drive, Riverview, FL 33569 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. AMERICANS WITH DISABILITIES ACT If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact the Administrative Office of the Court as far in advance as possible, but preferably at least (7) days before your scheduled court appearance or other court activity of the date the service is needed: Complete the Request for Accommodations Form and submit to 800 E. Twiggs Street, Room 604 Tampa, FL 33602. Please review FAQ's for answers to many questions. You may contact the Administrative Office of the Courts ADA Coordinator by letter, telephone or e-mail: Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org Dated December 9, 2025 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kcchurch@qpwblaw.com Attorney for Plaintiff Quintairos, Prieto, Wood & Boyer, P.A. 12/12-12/19/25LG 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: TOGETHER TATTOO Owner: Heart Tattoo LLC 2209 East 7th Ave Tampa, FL 33605 12/12/25LG 1T -----</div>	<div>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: 33HELPM E Owner: 33Systems, Inc. 2109 Magdalene Manor Drive Tampa, FL 33613 12/12/25LG 1T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: ASH AND IVY CROCHET Owner: Meagen McHale 5433 Trail Dr Seffner, FL 33584 12/12/25LG 1T ----- NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: AMERABAY Owner: Thomas Svoleantopoulos PO Box 70 New Boston, NH 03070 12/12/25LG 1T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-036974 CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. ERICA ANDERSON, A MARRIED WOMAN AND THE UNKNOWN SPOUSE OF ERICA ANDERSON, Defendant(s). NOTICE OF SALE Notice is hereby given, pursuant to Order Resetting Sale entered in 24-CC-036974, on about December 3, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, Victor D. Crist, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as: Lot 99, of CREEK PRESERVE PHASES 2, 3, AND 4, according to the plat thereof, as recorded in Plat Book 139, Page 60, of the Public Records of Hillsborough County, Florida. and commonly known as: 16661 Sunburst Lake St, Wimauma, FL 33598; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http://www.hillsborough.realforeclose.com, on January 23, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this December 4, 2025 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i> Frazier & Bowles, Attorneys at Law 45401.45 12/12-12/19/25LG 2T ----- IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-064600 VILLAGES OF BLOOMINGDALE I HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MICHELLE DUNBAR, Defendant. NOTICE OF SALE NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 4, 2025, by the County Court of Hillsborough County, Florida, for the following property described as: Condominium Unit No. 71203, VILLAGES OF BLOOMINDALE CONDOMINIUM NO. 12, a condominium, according to the Declaration of Condominium as recorded in Official Records Book 16994, Page 1566, amended in Official Records Book 16994, Page 1656, and all other amendments thereto, and according to the Condominium Plat as recorded in Condominium Plat Book 22, Pages 92 through 94, Hillsborough County, Florida, together with an undivided interest in the common elements and common surplus. 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 23, 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 (Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY</div> <div>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.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: N/A</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated November 25, 2025</div> <div>Clerk of the Circuit Court Hillsborough County Courthouse</div> <div>By: /s/ Jessica Saladin Deputy Clerk</div> <div>12/5-12/26/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</div> <div>JUVENILE DIVISION</div> <div>CASE: 25-DP-873</div> <div>DIVISION: V</div> <div>IN THE INTEREST OF: ANA SOFIA GUZMAN CASTRO (DOB: 12/22/2007), A minor child.</div> <div>NOTICE OF PUBLICATION</div> <div>TO: MICAELA EUSEBIA GUZMAN CASTRO</div>	<div>HILLSBOROUGH COUNTY</div> <div>Address: Unknown/Republica de Guatemala</div> <div>The minor child is identified as follows: Date of Birth: December 22, 2007 Place of Birth: San Juan de Dios Hospital Guatemala City, Republica de Guatemala</div> <div>Physical Description of Respondent: Age: 51 Race: Hispanic Hair Color: Brown/Black Eye Color: Brown Approx. Height: unknown Approx. Weight: unknown</div> <div>YOU, THE RESPONDENT, ARE NOTIFIED 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.</div> <div>You are to appear for a Termination 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/j/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 care at that time.</div> <div>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 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 thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>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 Ives Dairy Road, Suite 228, Miami, Florida 33179 or upon C. Christine Smith.</div>	<div>HILLSBOROUGH COUNTY</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div> <div>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.</div> <div>***Zoom will be recording all participants*** 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.</div> <div>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 (OR CHILDREN).</div> <div>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.</div> <div>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 assistance. 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.</div> <div>Date: _____</div> <div>Clerk of the Circuit Court</div> <div>By: _____</div> <div>12/5-12/26/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>Case No. 25-CP-003899</div> <div>IN RE: ESTATE OF JUEL VERNON AYERS, JR., Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of Juel Vernon Ayers, Jr., deceased, whose date 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, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The first date of publication is December 5, 2025.</div> <div>Personal Representative: Ernest Ayers 7006 Tidewater Trail Tampa, Florida 33619</div> <div>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</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>Case No. 25-CP-003445</div> <div>IN RE: ESTATE OF DOUGLAS LEE HOUCK a/k/a DOUGLAS HOUCK, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div>	<div>HILLSBOROUGH COUNTY</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The first date of publication is December 5, 2025.</div> <div>Personal Representative: Mary Linda Houck 8314 Jana Drive Odessa, Florida 33556</div> <div>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</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO.: 25-CC-037148</div> <div>HIGHGATE IV CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. PATRICK J. HOUGH and JANET M. HOUGH, Defendant.</div> <div>NOTICE OF ACTION</div> <div>TO: JANET M. HOUGH 2209 Hartlebury Way, Sun City, FL 33573</div> <div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:</div> <div>Condominium Parcel No. 402 of PHASE 4 HIGHGATE IV CONDOMINIUM 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.</div> <div>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 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.</div> <div>This notice shall be published once each week for two consecutive weeks in La Gaceta.</div> <div>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.</div> <div>WITNESS my hand and the seal of this Court on this 25th day of November, 2025.</div> <div>Victor Crist, Clerk of Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602</div> <div>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 BJR File: 014289.00017</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CIVIL DIVISION</div> <div>CASE NO. 25-CA-009330</div> <div>U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2020-RPL1, Plaintiff, vs. ROGER B. TAYLOR; UNKNOWN SPOUSE OF ROGER B. TAYLOR; DEBORAH DIANE TAYLOR A/K/A DEBORAH DIANE HENSLEY; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE 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</div>	<div>HILLSBOROUGH COUNTY</div> <div>HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: UNKNOWN SPOUSE OF ROGER B. TAYLOR</div> <div>Last known Address: 8029 South Meadowview Circle, Tampa, FL 33625</div> <div>Current Address: N/A</div> <div>Previous : Address: N/A</div> <div>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</div> <div>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</div> <div>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:</div> <div>THE WEST HALF OF LOT 59 OF GREEN ACRES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 59 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.</div> <div>This property is located at the street address of: 8029 South Meadowview Circle, Tampa, FL 33625.</div> <div>YOU ARE REQUIRED to serve a copy of your written defenses on or before 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 for the relief demanded in the Complaint or Petition.</div> <div>This Notice shall be published once a week for two consecutive weeks in La Gaceta.</div> <div>IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court's ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs St., Room 604, Tampa, Florida 33602, (813) 272-7040 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>WITNESS my hand and the seal of the court on November 26, 2025.</div> <div>Victor D. Crist Clerk of the Circuit Court Jennifer Taylor Deputy Clerk</div> <div>MCMICHAEL TAYLOR GRAY, LLC</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>Case No.: 25-DR-012625</div> <div>Division: AP</div> <div>BRUNO FLEURIDORT, Petitioner, and CLELINE TOUSSAINT, Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: CLEDINE TOUSSAINT</div> <div>Last known address: Unknown</div> <div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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 Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 12/02/2025</div> <div>Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602</div> <div>By: /s/ Erma Yerdon</div> <div>(Continued on next page)</div>

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., January 12, 2026 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

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

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

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

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

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

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

VARIANCE REQUEST

Petition VAR- 26-0099, filed on 10/20/25 by Tiffney Lane, of 9916 Alafia Vista Dr., Gibsonton, FL, 33534, ph (813) 784-4977. Requesting a Variance to Minimum Lot Size By Available Utilities. The property is presently zoned RSC-6 and is located at 9916 Alafia Vista Dr.

Petition VAR 26-0134, filed on 10/24/25 by Melva Rodriguez, of 4201 Hamilton Ave, Tampa, FL 33614, ph (863) 279-9275. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-6 and is located at 8511 Sunbeam Ln.

Petition VAR 26-0148, filed on 10/30/25 by Peter McConaghey, represented by Todd C. Amaden of 8515 Palm River Rd., Tampa, FL 33619, ph (813) 621-7841. Requesting a Variance to Landscaping and Buffering Requirements. The property is presently zoned PD 04-1157, and is located at 3701 W. Knights Griffin Rd.

Petition VAR-WS 26-0149, filed on 10/30/25 by Eric & LaJoyce Houston, of 11349 Andy Dr., Riverview, FL 33569, ph (813) 376-3698. Requesting a Variance to Encroach into the Wetland Setback. The property is presently zoned RSC-2 and is located at Lake Hills Dr. 350 Ft E of Lake Hills Dr. and Falkirk Pl. intersection, N side of the street.

Petition VAR 26-0187, filed on 11/07/25 by Ramineni Gowtham Kumar, of 6620 Grace Sweat Rd., Riverview, FL 33578, ph (203) 300-8909. Requesting a Variance to Accessory Dwelling Requirements and Variance to Accessory Structure Requirements. The property is presently zoned AS-1 and is located at 6620 Grace Sweat Rd.

Petition VAR 26-0188, filed on 11/07/25 by Gregory LaChapelle & Sharon Gionta, of 19411 Golden Slipper Pl., Lutz, FL 33558, ph (813) 731-6960. Requesting a Variance to Lot Development Standards. The property is presently zoned PD 92-0311 and is located at 19411 Golden Slipper Pl.

Petition VAR 26-0227, filed on 11/17/25 by Matthew Remson, of 9809 Harold Bedford Rd, Riverview, FL 33578, ph (813) 892-3575. Requesting a Variance to Lot Development Standards. The property is presently zoned AR and is located at 9809 Harold Bedford Rd.

SPECIAL USES

Petition SU-AB 26-0225, filed on 11/17/25 by Maria Rodriguez, represented by Terry A. Haley of 108 Clocktower Dr., #160., Brandon, FL 33510 ph (813) 453-4251. Requesting a Special Use 2-COP Alcoholic Beverage Permit with Distance Separation Waiver(s). The property is presently zoned CN and is located at 2730 W. Waters Ave.

12/12/25LG 1T

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div> <div> <div>HILLSBOROUGH COUNTY</div> <div> under Section 732.2211, Florida Statutes. All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 Tampa, FL 33647 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 ----- <div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>CASE NO.: 24-CP-1028</div> </div> <div> IN RE: ESTATE OF ROSIE B. TOLBERT, Deceased. <div>NOTICE TO CREDITORS</div> 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. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 marley@zoECKLEINlawpa.com brice@zoECKLEINlawpa.com eservice4@zoECKLEINlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310 12/5-12/12/25LG 2T ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25-CA-009262 (Div. E)</div> </div> <div> DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants. <div>NOTICE OF ACTION</div> 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 response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment. This notice shall be published once each week for four (4) consecutive weeks in La Gaceta. Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25DR14310</div> <div>Division: JP</div> </div> <div> MONICA CHEVELLE VANN, Petitioner, and JIMMY ERIC GALLON, </div> </div> </div></div></div></div>	<div> <div> <div>HILLSBOROUGH COUNTY</div> <div> as the Parent, Natural and Legal Guardian of A.T., a minor; Address Unknown: YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment. This notice shall be published once each week for four (4) consecutive weeks in La Gaceta. Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25-CA-009262 (Div. E)</div> </div> <div> DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants. <div>NOTICE OF ACTION</div> TO: PATRICH LARISSA BODDEN FELIPE as the Parent, Natural and Legal Guardian of C.T., a minor; Address Unknown: YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment. This notice shall be published once each week for four (4) consecutive weeks in La Gaceta. Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25-CA-009262 (Div. E)</div> </div> <div> DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants. <div>NOTICE OF ACTION</div> 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 response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment. This notice shall be published once each week for four (4) consecutive weeks in La Gaceta. Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25DR14310</div> <div>Division: JP</div> </div> <div> MONICA CHEVELLE VANN, Petitioner, and JIMMY ERIC GALLON, </div> </div></div></div></div></div>	<div> <div> <div>HILLSBOROUGH COUNTY</div> <div> Respondent. <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE</div> TO: JIMMY ERIC GALLON Last address unknown YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MONICA CHEVELLE VANN, whose address is 3005 E. Chelsea St., Tampa, FL 33610, on or before 28 days after the first publication, and file the original with the clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 10/24/25 Date of First Publication: 11/28/25 Victor D. Crist, Clerk of the Circuit Court Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Sherika Virgil Deputy Clerk 11/28-12/19/25LG 4T ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25-CA-009262 (Div. E)</div> </div> <div> DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants. <div>NOTICE OF ACTION</div> 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 County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 12/30/2025, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment. This notice shall be published once each week for four (4) consecutive weeks in La Gaceta. Witness my hand and seal of this Court on this 24th day of November, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk 11/28-12/19/25LG 4T ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25-DR-011645</div> <div>Division: E</div> </div> <div> JENNIFER LYNN REAGAN Petitioner, and JASMINE LASHAY HOUSE Respondent. <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> TO: JASMINE LASHAY 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 Viburnum 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 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 </div> </div></div></div></div>	<div> <div> <div>HILLSBOROUGH COUNTY</div> <div> 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/ Mary Glover Deputy Clerk 11/28-12/19/25LG 4T ----- <div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25 015630</div> <div>Division: D-P</div> </div> <div> MIGUEL ANGEL DIAZ ALONSO, Petitioner, and MARTA DE LA CARIDAD ACOSTA PONCE DE LEON, Respondent. <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> 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 fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated November 24, 2025 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jessica Saladin Deputy Clerk 11/28-12/19/25LG 4T ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25-CA-009262 (Div. E)</div> </div> <div> DIRECT GENERAL INSURANCE COMPANY, Plaintiff, v. TIFFANY KIA WILSON, PATRICH LARISSA BODDEN FELIPE, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of A.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of C.T., a minor, PATRICH LARISSA BODDEN FELIPE, as the Parent, Natural and Legal Guardian of T. T., a minor, TYLER ESMELKI TAVERAS, ALICIA ALGETHA DARLINGTON, and SHASHAZALA GORNESHIA ROBERTS, Defendants. <div>NOTICE OF ACTION</div> TO: PATRICH LARISSA BODDEN FELIPE; Address Unknown: YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and response to the Complaint for Declaratory Judgment on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on 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 ----- <div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>STATE OF FLORIDA</div> <div>JUVENILE DIVISION</div> <div>CASE NO. 23-DP-33</div> <div>DIVISION C</div> </div> <div> IN THE INTEREST OF: D.F. DOB: 8/6/2012 MINOR CHILD <div>NOTICE OF ACTION</div> TERMINATION OF PARENTAL RIGHTS TO: JOSE VELASQUEZ, address unknown YOU ARE HEREBY NOTIFIED that the </div> </div></div></div></div></div>	<div> <div> <div>HILLSBOROUGH COUNTY</div> <div> 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, Edgcomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING on Department's 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 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, E-mail: ada@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 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 ----- <div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25-DR-015000</div> <div>Division: D</div> </div> <div> IN RE THE MARRIAGE OF: SALVATORE LOCICERO, Petitioner, and LIUBOV ANATOLLEVNA PARENKO LOCICERO, Respondent. <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> 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 relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: Petitioner requests that this Court adjudicate to the Husband exclusive, sole ownership of his 2016 Crysler 300. Petitioner also requests, that this Court ratify Husband's exclusive, sole 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 request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 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 ----- <div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA</div> <div>CASE NO.: 25 015368</div> <div>Division: E-P</div> </div> <div> JUAN CARLOS ZAPATA, Petitioner, and MARIA NEISILIA MEJIA BENITES, Respondent. <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> TO: MARIA NEISILIA MEJIA BENITES Last address unknown YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if </div> </div> </div></div></div>

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY any, to it on JUAN CARLOS ZAPATA, whose address is 1412 W Burger St, Tampa, FL 33604, on or before 12/24/2025, and file the original with the clerk of this Court at 800 E Twiggs St, Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved 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 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, Petitioner, and DANIELA L. PORTO, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: DANIELA L. PORTO YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on GUILHERME N. PORTO, whose address is 4891 Belle Chase Circle, Tampa, FL 33645, on or before December 16 2025, thirty (30) days from the date of service, and file the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. The action is asking the court to decide how real or personal property should be divided: NONE Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated 11/10/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk 11/21-12/12/25 4T ----- IN THE 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, and CHRISTINE JESEEKIA HARRISON, Respondent/Mother. NOTICE OF ACTION FOR FAMILY CASES WITH MINOR CHILD(REN) TO: CHRISTINE JESEEKIA HARRISON, whose residence is 2008 Brandon Crossing Cir., Apt. 103, Brandon, FL 33511 YOU ARE NOTIFIED that an action for custody and timesharing determination (and related relief) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LaTerria Sherer, Esq., Attorney for Petitioner, RONALD JAMES MARCUS, 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 how the following real or personal property should be divided: NA Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-</div>	<div>HILLSBOROUGH COUNTY 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 11/12/2025 Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor Deputy Clerk 11/21-12/12/25 4T ----- MANATEE COUNTY ----- IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2842 Division Probate IN RE: ESTATE OF KELLY REPEL, Deceased. NOTICE TO CREDITORS The administration of the estate of KELLY REPEL, deceased, whose date of death was August 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as set forth in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Sections 732.2211. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA 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 12, 2025. Personal Representative: DIANE REPEL 380 Aruba Circle #201 Bradenton, FL 34209 Attorney for Personal Representative: Jami C. Worley, Esq. Florida Bar Number: 10035559 WORLEY ELDER LAW, PLLC 4916 26th St. W., Suite 152 Bradenton, FL 34207 Telephone: (941) 448-1302 E-Mail: jami@worleyelderlaw.com 12/12-12/19/25LG 2T ----- Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 926953 from Atwell, LLC located at 10150 Highland Manor Drive, Suite 450, Tampa FL 33610. Application received: 09/25/2025. Proposed activity: Residential. Project name: Firethorn Phase III. Project size: 9.94 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 received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or (1/800)836-0797, TDD only 1(800)231-6103. 12/12/25LG 1T ----- IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 412025CA000220CAAXMA MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND</div>	<div>MANATEE COUNTY SOCIETY, FSB, AS TRUSTEE Plaintiff, vs. ISIAH SMITH, et al, Defendants NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to Final Judgement dated October 30, 2025 and entered in Case No. 412025CA-000220CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein MILL CITY MORTGAGE LOAN TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE is the Plaintiff and ISIAH SMITH, the Defendants. Angelina Colonnoso, Clerk of the Circuit Court in and for Manatee County, Florida will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 A.M. on January 7, 2026, the following described property as set forth in said Order of Final Judgment, to wit: LOT 1, BLOCK 1, OVERSTREET PARK, THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 99, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED at Manatee County, Florida, this 5th day of December 2025. RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 femailservice@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 TL/24-F000581 12/12-12/19/25LG 2T ----- IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION 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 PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first date of publication is December 5, 2025. 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 12/5-12/12/25LG 2T ----- IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND</div>	<div>MANATEE COUNTY FOR MANATEE COUNTY, FLORIDA Case No.: 2025-CA-2257 AKVM Construction Group, Inc., Plaintiff, vs. 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 property 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 Statutes. If this property is sold at public auction, 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 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 equity in your property without the proper information. 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 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 notice. 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 MICHAEL 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 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</div>	<div>MANATEE COUNTY FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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: GADeservice@GendersAlvarez.com 12/5-12/12/25LG 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 the summons and complaint pursuant to ORCP 7D(6)(a)(i). NOTICE TO DEFENDANT: READ THESE PAPERS CAREFULLY You must "appear" in this case or the other side will win automatically. To "appear" you must file with the court a legal document called a "motion" or "answer." The "motion" or "answer" must be given to the court clerk or administrator within 30 days along with the required filing fee. It must be in proper form and have a proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff. If you have question, you should see an attorney immediately. If you need help in finding an attorney, you may contact the Oregon State Bar's Lawyer Referral Service online at www.oregonstatebar.org or by calling (503) 684-3763 (in the Portland metropolitan area) or toll-free elsewhere in Oregon at (800) 452-7636. The motion or answer or reply must be given to the court clerk or administrator with 30 days of the date of first publication specified herein along with the required filing fee. The date of the first publication of this summons is 11/14/2025. Kevin W. Luby, OSB #844050 Demland LU/DA Law Group Attorney for Plaintiff 16869 SW 65th Ave., No. 290 Lake Oswego, OR 97035 (503)766-4771 kevin@luda-law.com 11/21-12/12/25LG 4T ----- ORANGE COUNTY ----- IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA Case No.: 2025-CA-009514-O CANDICE SCOTT, Plaintiff, vs. JOSEPH F. BASILE, JR, JAMES BASILE & TERESA BASILE-DENNEY, Defendants. NOTICE OF ACTION – CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION TO: JAMES BASILE, current address 4418 North Lane, Orlando, FL 32808. YOU ARE HEREBY NOTIFIED that a complaint for partition has been filed and commenced in this court and you are required to serve a copy of your written defenses, if any, to it on Rocky Rinker, attorney for the Plaintiff, whose address is 735 Arlington Ave N, Suite 203, St. Petersburg, FL 33701 and file the original with the clerk of the above styled court on or before 30 days from the first date of publication of this notice; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. This notice shall be published once each week for four consecutive weeks in La Gaceta. WITNESS my hand and the seal of said court at Orange County, Florida on this 4th day of December, 2025. Tiffany Moore Russell As Clerk of Circuit Court 425 N. Orange Ave., Suite 350 Orlando, FL 32801 By /s/ Rosa Avilés As Deputy Clerk Rocky Rinker, Attorney at Law, P.A. 12/12-12/2/26LG 4T ----- NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY To: DANIELLO A. ALTIMERA Case No.: CD202505469/D 3504607/3502569 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 (Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>Stat. §721.855 on the following Timeshare Ownership Interest at Disney’s Animal Kingdom Villas described as: An undivided 0.6139% interest in Unit 67E of the Disney’s Animal Kingdom Villas, a leasehold condominium (the “Condominium”), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077, Page 4252, Public Records of Orange County, Florida and all amendments thereto (the ‘Declaration’) The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee’s sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,768.87, plus interest (calculated by multiplying \$0.48 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 Claim of Lien. The Manley Law Firm LLC Jordan A. Zeppetello, Esq. Michael E. Carleton, 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 11080-1025724</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020808 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. ANTHONY V. FARRELL Obligor</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Anthony V. Farrell 279 Tealwood Dr Coppell, TX 75019-5014 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 0.3832% interest in Unit 98A of the Disney’s Saratoga Springs Resort, a leasehold condominium (the “Condominium”), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments thereto (the ‘Declaration’) The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee’s sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,395.99, plus interest (calculated by multiplying \$0.75 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 Claim of Lien. The Manley Law Firm LLC Jordan A. Zeppetello, Esq. Michael E. Carleton, 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 11080-1025727</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Collection, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Collection Vacation Ownership Plan described as: VOI Number: (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points: (See Exhibit A-Points), in the Flex Collection Trust and includes an equity interest in the Trust Association, together with its appurtenances including use rights in the Trust Property and ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan, and subject to the Flex Collection Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records at Document No. 20170606632, Public Records of Orange County, Florida, and all amendments and supplements thereto, and subject to that certain FLEX COLLECTION TRUST AGREEMENT, as described in the Memorandum of Trust as recorded in Official Records at Document No. 20170606633, and further subject to the Vacation Ownership Documents, as defined in the Declaration, taxes and assessments for the current and subsequent years and conditions, restrictions, limitations, reservations, easements and other matters of record.. The default giving rise to these proceedings is the failure of the Obligor to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Chase Oliver Rossier, 2074 PEPPER ST, Sutter, CA 95982 and Jamie Louisealma Rossier, 1148 VIA ROMA WAY, Yuba City, CA 95993-9134; VOI: 510073-01; TYPE: Annual; POINTS: 81000; TOTAL: \$23,426.10; PER DIEM: \$7.03; NOTICE DATE: December 1, 2025 OBLIGOR: Bradley P. Heintz, 33156 7TH ST, Union City, CA 94587 and Kristin W. Heintz, 33156 7TH ST, Union City, CA 94587-2127; VOI: 514509-01; TYPE: Annual; POINTS: 67100; TOTAL: \$27,904.17; PER DIEM: \$8.36; NOTICE DATE: December 1, 2025 OBLIGOR: Francis Mancinelli II, C/O RFA CORPORATION 20715 N PIMA RD SUITE 108 #1041, Scottsdale, AZ 85255; VOI: 520043-01; TYPE: Annual; POINTS: 148100; TOTAL: \$48,948.07; PER DIEM: \$10.78; NOTICE DATE: December 1, 2025 OBLIGOR: Taleen Mena, 19 DINGEE RD, South Salem, NY 10590-1501 and David Edison Mena, 19 DINGEE RD, South Salem, NY 10590-1501; VOI: 522184-01; TYPE: Annual; POINTS: 148100; TOTAL: \$49,182.70; PER DIEM: \$14.58; NOTICE DATE: December 1, 2025 OBLIGOR: Beverly J. Hammond, 963 BLUE MOUNTAIN CIR, Westlake Village, CA 91362-5482; VOI: 522338-01; TYPE: Annual; POINTS: 49000; TOTAL: \$21,059.65; PER DIEM: \$6.53; NOTICE DATE: December 1, 2025 File Numbers: 25-022189, 25-022190, 25-022191, 25-022192, 25-022193 MDK-61606</div> <div>NOTICE OF DEFAULT AND INTENT</div>	<div>ORANGE COUNTY</div> <div>is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Gail M. Hanford, 2101 WALMSLEY DR, Wilmington, DE 19808 and Michael George Angellii, 2101 WALMSLEY DR, Wilmington, DE 19808-4846; VOI: 509503-01; TYPE: Annual; POINTS: 67100; TOTAL: \$17,871.53; PER DIEM: \$5.34; NOTICE DATE: November 25, 2025 OBLIGOR: Suzanne Carol Jenkins, PO BOX 447, Sonoita, AZ 85637-0447; VOI: 522826-01; TYPE: Annual; POINTS: 148100; TOTAL: \$38,292.13; PER DIEM: \$11.94; NOTICE DATE: November 25, 2025 File Numbers: 25-022188, 25-022194 MDK-61600</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Flex Collection, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Collection Vacation Ownership Plan described as: VOI Number: (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points: (See Exhibit A-Points), in the Flex Collection Trust and includes an equity interest in the Trust Association, together with its appurtenances including use rights in the Trust Property and ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan, and subject to the Flex Collection Declaration of Vacation Ownership Plan (‘Declaration’), as recorded in Official Records at Document No. 20170606632, Public Records of Orange County, Florida, and all amendments and supplements thereto, and subject to that certain FLEX COLLECTION TRUST AGREEMENT, as described in the Memorandum of Trust as recorded in Official Records at Document No. 20170606633, and further subject to the Vacation Ownership Documents, as defined in the Declaration, taxes and assessments for the current and subsequent years and conditions, restrictions, limitations, reservations, easements and other matters of record.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Rick C. Baird, 3015 SAVANNAHS TRL, Merritt Island, FL 32953-8615 and Jesusa Valdez Baird, 3015 SAVANNAHS TRAIL, Merritt Island, FL 32953; VOI: 236016-01; TYPE: Annual; POINTS: 148100; TOTAL: \$30,866.36; PER DIEM: \$9.72; NOTICE DATE: December 1, 2025 OBLIGOR: Christopher Brandon Motley, 6693 S WATERLOO CT, Aurora, CO 80016-7594 and Brianna Marissa E. Motley, 901 WASHINGTON AVE UNIT 505, Saint Louis, MO 63101-1259; VOI: 237164-01; TYPE: Annual; POINTS: 81000; TOTAL: \$15,466.49; PER DIEM: \$3.91; NOTICE DATE: December 1, 2025 OBLIGOR: Jacqueline Deyanira Perez, 300 E CLOVER PARK DR, Fort Worth, TX 76140-5560; VOI: 250945-01; TYPE: Annual; POINTS: 20700; TOTAL: \$5,866.35; PER DIEM: \$1.89; NOTICE DATE: December 1, 2025 OBLIGOR: Laura Croy Olivas, PO BOX 424, Happy Camp, CA 96039-0424; VOI: 255103-01; TYPE: Annual; POINTS: 44000; TOTAL: \$10,355.32; PER DIEM: \$3.48; NOTICE DATE: December 1, 2025 OBLIGOR: Kelly Jo Buerger, 22568 TOWNSHIP ROAD 68, Forest, OH 45843-8866; VOI: 303276-01; TYPE: Annual; POINTS: 191000; TOTAL: \$61,039.42; PER DIEM: \$19.47; NOTICE DATE: December 1, 2025 File Numbers: 25-022203, 25-022204, 25-022210, 25-022211, 25-022264 MDK-61555</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan, (“Declaration”), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Antonio Rico Jimenez, 2722 METRO DR, Ruskin, FL 33570 and Gloria Maria Leon De Rico, 613 21 AVE SE, Ruskin, FL 33570; VOI: 272200-01; TYPE: Annual; POINTS: 76000; TOTAL: \$21,365.60; PER DIEM: \$6.44; NOTICE DATE: November 25, 2025 File Numbers: 25-022222 MDK-61562</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan, (“Declaration”), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee’s sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee’s sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Mortgage. Jordan A Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Monica Quiroga Ferri, URBANIZACION MANTA BEACH MANZANA B8 LOTE 1, Manta 130201 Ecuador; VOI: 324788-01; TYPE: Annual; POINTS: 20700; DATE REC.: January 23, 2025; DOC NO.: 20250043793; TOTAL: \$10,328.90; PER DIEM: \$1.54 OBLIGOR: Maria Cecilia Changkuon Leon, Av Prensá 2777 (n51-163) Y Florida Quito, Quito Ecuador and Miguel Antonio Yoncon Changkuon, AV PRENSA 2777, Quito Ecuador and Vicente Alfonso Yoncon Wong, Av Prensá 2777 (n51-163) Y Florida Quito, Quito Ecuador; VOI: 324812-01; TYPE: Annual; POINTS: 95700; DATE REC.: January 23, 2025; DOC NO.: 20250043592; TOTAL: \$32,700.46; PER DIEM: \$9.98 OBLIGOR: Benjamin Vega Guzman, Lomas Del Monte 1613 Lomas De Agua Caliente, Tijuana 22024 Mexico and Cristina Montiel Villarreal, Lomas Del Monte 1613 Lomas De Agua Caliente, Tijuana 22024 Mexico; VOI: 325160-01; TYPE: Annual; POINTS: 138000; DATE REC.: January 23, 2025; DOC NO.: 20250043765; TOTAL: \$56,436.97; PER DIEM: \$19.86 File Numbers: 25-022245, 25-019270, 25-022348, 25-022349, 25-022352 MDK-61585</div> <div>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. 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’ attorney are set forth below. All creditors of the decedent and other persons having claims or demands against</div>	<div>ORANGE COUNTY</div> <div>37000, 37000, 37000, 37000, 67000; TOTAL: \$54,524.00; PER DIEM: \$16.56; NOTICE DATE: December 1, 2025 OBLIGOR: Taylor Renee White, PO BOX 441585, Jacksonville, FL 32222-0016; VOI: 289263-01; TYPE: Annual; POINTS: 20700; TOTAL: \$10,943.70; PER DIEM: \$3.50; NOTICE DATE: December 1, 2025 OBLIGOR: Robert Dennis Calvin, 3548 E 136TH PL, Thornton, CO 80602-8717 and Tosha Marie Stoops, 965 W 96TH PL, Thornton, CO 80260-5460 and Daniel Lievanos, 965 W 96TH PL, Thornton, CO 80260-5460; VOI: 295153-01; TYPE: Annual; POINTS: 81000; TOTAL: \$33,489.42; PER DIEM: \$10.49; NOTICE DATE: December 1, 2025 OBLIGOR: Julianne Marie Walsh-Francis, 141 LAWRENCE ST, Gardner, MA 01440-2362; VOI: 299182-01, 299182-02; TYPE: Annual, Annual; POINTS: 82000, 81000; TOTAL: \$39,812.39; PER DIEM: \$12.52; NOTICE DATE: December 1, 2025 File Numbers: 25-022220, 25-022226, 25-022242, 25-022249, 25-022257 MDK-61589</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.856 on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan, (“Declaration”), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligor (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. 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Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Antonio Rico Jimenez, 2722 METRO DR, Ruskin, FL 33570 and Gloria Maria Leon De Rico, 613 21 AVE SE, Ruskin, FL 33570; VOI: 272200-01; TYPE: Annual; POINTS: 76000; TOTAL: \$21,365.60; PER DIEM: \$6.44; NOTICE DATE: November 25, 2025 File Numbers: 25-022222 MDK-61562</div> <div>NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: (See Exhibit A – Obligor) The Manley Law Firm LLC has been appointed as Trustee by Sheraton Flex Vacations, LLC, a Florida Limited Liability Company for the purpose of instituting a Trustee Foreclosure and Sale under Fla. 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Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Monica Quiroga Ferri, URBANIZACION MANTA BEACH MANZANA B8 LOTE 1, Manta 130201 Ecuador; VOI: 324788-01; TYPE: Annual; POINTS: 20700; DATE REC.: January 23, 2025; DOC NO.: 20250043793; TOTAL: \$10,328.90; PER DIEM: \$1.54 OBLIGOR: Maria Cecilia Changkuon Leon, Av Prensá 2777 (n51-163) Y Florida Quito, Quito Ecuador and Miguel Antonio Yoncon Changkuon, AV PRENSA 2777, Quito Ecuador and Vicente Alfonso Yoncon Wong, Av Prensá 2777 (n51-163) Y Florida Quito, Quito Ecuador; VOI: 324812-01; TYPE: Annual; POINTS: 95700; DATE REC.: January 23, 2025; DOC NO.: 20250043592; TOTAL: \$32,700.46; PER DIEM: \$9.98 OBLIGOR: Benjamin Vega Guzman, Lomas Del Monte 1613 Lomas De Agua Caliente, Tijuana 22024 Mexico and Cristina Montiel Villarreal, Lomas Del Monte 1613 Lomas De Agua Caliente, Tijuana 22024 Mexico; VOI: 325160-01; TYPE: Annual; POINTS: 138000; DATE REC.: January 23, 2025; DOC NO.: 20250043765; TOTAL: \$56,436.97; PER DIEM: \$19.86 File Numbers: 25-022245, 25-019270, 25-022348, 25-022349, 25-022352 MDK-61585</div> <div>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. 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’ attorney are set forth below. All creditors of the decedent and other persons having claims or demands against</div>	<div>ORANGE COUNTY</div> <div>Marie Thomas, 735 HILLSIDE DR, West Chester</div>	

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div><p>decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is December 5, 2025.</p><p>Personal Representatives:</p><p>Mary P. Helm a/k/a Mary Paton Helm 5310 New Kent Road Richmond, Virginia 23225</p><p>Frederick Helm 5310 New Kent Road Richmond, Virginia 23225</p><p>Attorneys for Personal Representatives:</p><p>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</p><p>12/5-12/12/25LG 2T</p><div><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA</div><div>Case No: 2025-DR-011785-O Division: 30</div><div>MOHAMMED LARHOUSLI MARRAKCHI Petitioner, and DOUA AE EL KANDRI Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: DOUA AE EL KANDRI Last known address: 4817 Southlawn Ave, Orlando, FL 32811</div><div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MOHAMMED LARHOUSLI MARRAKCHI, whose address is 4817 Southlawn Ave, Orlando, FL 32811, on or before 1/1/26, and file the original with the clerk of this Court at 425 N. Orange Ave., Orlando, FL 32801, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div><div>The action is asking the court to decide how the following real or personal property should be divided: None</div><div>Copies of all court documents in this case, including orders, are available at the Clerk to the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915. Future papers in this lawsuit will be mails or e-mailed to the address(es) on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, rueries certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>DATED 11/1/2025 Tiffany M. Russell Clerk of the Circuit Court By: /s/ Sebastian Ramos Declat Deputy Clerk</div><div>11/21-12/12/25LG 4T</div></div></div>	<div>OSCEOLA COUNTY</div> <div><p>32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law</p><p>12/12-1/2/26LG 4T</p><div><div>NOTICE OF SUSPENSION OSCEOLA COUNTY</div><div>To: TADRE M. WILLIAMS Case No.: CD202508557/D 3501412</div><div>A Notice of Suspension to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div><div>12/12-1/2/26LG 4T</div></div><div><div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div><div>CIVIL DIVISION CASE NO. 2025 CA 002132 MF DIVISION 20B</div><div>BRIGHTHOUSE LIFE INSURANCE COMPANY F/K/A METLIFE INSURANCE COMPANY USA, Plaintiff, vs. DAVID JONES; UNKNOWN SPOUSE OF DAVID JONES; KATTIA JONES; UNKNOWN SPOUSE OF KATTIA JONES; OSCEOLA COUNTY BOARD OF COUNTY COMMISSIONERS; OSCEOLA COUNTY AND HUMAN SERVICES; SOUTHPORT BAY PHASE I HOMEOWNERS' ASSOCIATION, INC.; SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION, INC.; SOLAR MOSAIC, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</div><div>NOTICE OF ACTION</div><div>TO: KATTIA JONES Last Known Address: 4668 Huron Bay Cir, Kissimmee, FL 34759 Current Address: N/A Previous Address: N/A</div><div>TO: ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS</div><div>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</div><div>YOU ARE NOTIFIED that an action to foreclose a mortgage has been filed against you, in regard to the following property in OSCEOLA County, Florida, legally described as:</div><div>LOT 51, SOUTHPORT BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div><div>This property is located at the street address of: 4668 Huron Bay Cir, Kissimmee, FL 34759.</div><div>YOU ARE REQUIRED to serve a copy of your written defenses on or before January 26, 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 for the relief demanded in the Complaint or Petition.</div><div>This Notice shall be published once a week for two consecutive weeks in La Gaceta.</div><div>IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT, If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div><div>WITNESS my hand and the seal of the court on December 3 2025.</div><div>Kelvin Soto, Esq. Clerk of The Circuit Court Attorney for Plaintiff: Annalise Hayes DeLuca, Esq. Elizabeth A. Wulff, Esq. Michelle Mason, Esq. MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: 404-474-7149 ServiceFL@mtglaw.com</div><div>12/12-12/19/25LG 2T</div></div></div>	<div>PASCO COUNTY</div> <div><div>PASCO COUNTY</div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025-CA-787</div><div>In Re: RICHARD GRAVES a/b/o SHIRLEY GRAVES, Plaintiffs vs. NORA M. DONAGHY and NORA GRAVES, Defendants.</div><div>NOTICE OF ACTION</div><div>TO: NORA M. DONAGHY and NORA GRAVES Last Known Address: Unknown Current Address: Unknown</div><div>YOU ARE NOTIFIED that an action for Quiet Title via Adverse Possession on the following property in Pasco County, Florida:</div><div>LOT 1, BLOCK 3, TIER 6 OF THE TOWN OF RICHLAND, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 19, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</div><div>has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 60 days after the first publication of the Notice of Action on Warren Law Firm, PLLC, Plaintiff's attorney, whose address is 38008 Live Oak Avenue, Suite 4, Dade City, FL 33523; otherwise, a default will be entered against you for the relief demanded in the Complaint. Due on or before January 12th, 2026.</div><div>This notice shall be published once a week for four consecutive weeks in La Gaceta.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or vision impaired, call 711.</div><div>DATED on 12/5/2025 Nikki Alvarez-Sowles, Esq. Pasco County Clerk & Comptroller By: /s/ Haley Joyner Deputy Clerk Warren Law Firm, PLLC 38008 Live Oak Ave, Dade City, FL 33523</div><div>12/12-1/2/26 4T</div><div><div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA</div><div>CIVIL DIVISION CASE NO.: 2025CC006242CCAXES</div><div>HERITAGE HILLS OF PASCO HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JEFFREY ALDERMAN FRANKLIN AND SHARDEY LORETTA WALKER, Defendant(s).</div><div>NOTICE OF ACTION</div><div>TO: SHARDEY LORETTA WALKER 13856 Wineberry Drive Dade City, FL 33525</div><div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</div><div>Lot 26, Block E, SUWANNEE LAKE-SIDE PHASE 2 AND 3, according to the plat as recorded in Plat Book 87 Pages 1, of the Public Records of Pasco County, Florida.</div><div>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 1/12/2026 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.</div><div>This notice shall be published once each week for two consecutive weeks in La Gaceta.</div><div>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, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div><div>WITNESS my hand and the seal of this Court on December 9, 2025.</div><div>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: 020151.00010</div><div>12/12-12/19/25LG 2T</div></div></div>	<div>PASCO COUNTY</div> <div><p>FILE NUMBER: 25-CP-001696</p><p>IN RE: THE ESTATE OF ARTHUR WILLIAM FROTTEN, aka ARTHUR W. FROTTEN, aka ARTHUR FROTTEN, Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of Arthur William Frotten, aka Arthur W. Frotten, aka Arthur Frotten, deceased, whose date of death was August 11, 2025 is pending in the Circuit Court of Pasco County, Florida, the address of which is 38053 Live Oak Avenue, Dade City FL 33523-3894. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their 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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>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.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this Notice is December 12, 2025.</p><p>Personal Representative:</p><p>Janet Frotten 4217 Chase Dr Wesley Chapel FL 33543</p><p>Attorney for Personal Representative:</p><p>SONYA C. COLON, ESQ. 13311 Winding Oak Ct, Suite A Tampa FL 33612 FL Bar #35491 Office: 813-969-0331 Fax: 813-969-2140 Email: sonya.colon.esq@gmail.com</p><p>12/12-12/19/25LG 2T</p><div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION File No.: 2025-CP-001924-ES Division: Probate</div><div>IN RE: ESTATE OF WILLIAM L. SHERLOCK Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of WILLIAM L. SHERLOCK, deceased, whose date of death was October 9, 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. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is December 12, 2025.</div><p>Personal Representative:</p><p>Thomas L. Sherlock 6201 N. Caldwell Avenue Chicago, IL 60646</p><p>Attorney for Personal Representative:</p><p>Paul James Monsanto, Esq. Florida Bar Number: 1025961 26852 Tanic Drive, Suite 102 Wesley Chapel, FL 33544 Telephone: (813) 997-5290 E-Mail: paul@pjmartorneys.com</p><p>12/12-12/19/25LG 2T</p><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>FAMILY LAW DIVISION Case No.: 25-DR-005414-ES</div><div>DYLAN BORDELON, Petitioner/Father, and</div></div></div></div>	<div>PASCO COUNTY</div> <div><p>ALEXIA ELLIOTT, Respondent/Mother.</p><p>NOTICE OF ACTION FOR VERIFIED PETITION TO ESTABLISH PATERNITY, PARENTING PLAN, CHILD SUPPORT, AND FOR RELATED RELIEF</p><p>TO: ALEXIA ELLIOTT ADDRESS UNKNOWN</p><p>YOU ARE NOTIFIED that an action TO ESTABLISH PATERNITY, PARENTING PLAN, CHILD SUPPORT, AND FOR 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 MELANIE QUATTRONE, ESQ., Attorney for the Petitioner, whose address is 16114 N Florida Ave., Lutz, FL 33549, on or before January 12, 2026 and file the original with the clerk of this Court at 38053 Live Oak Avenue, Dade City, FL 33523, 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.</p><p>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.</p><p>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.</p><p>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.</p><p>Dated 12/8/2025 Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk Quattrone Family Law</p><p>12/12-1/2/26 4T</p><div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA</div><div>PROBATE DIVISION File No. 2025CP000712CPAXWS</div><div>IN RE: ESTATE OF CATHERINE M. PERUSICH Deceased</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of CATHERINE M. PERUSICH, deceased, whose date of death was August 4, 2024; File Number 2025CP000712CPAXWS, 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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is December 12, 2025.</div><p>Personal Representative:</p><p>LAURA L. YASAK 6441 Bush Place Downers Grove, IL 60515</p><p>Personal Representative's Attorneys:</p><p>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</p><p>12/12-12/19/25LG 2T</p><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div><div>CIVIL DIVISION CASE NO. 2024CA000167CAAXES</div><div>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2022-R3 Plaintiff, vs. ULRICK GERMAIN, et al, Defendants</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to Amended Final Judgement dated October 4, 2025 and entered in Case No. 2024CA-000167CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2022-R3 is the Plaintiff and ASHLEY PINES HOMEOWNERS ASSOCIATION, INC., BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ REVOLVING (Continued on next page)</div></div></div></div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>HOME EQUITY LOAN TRUST, SERIES 2007, ULRICK GERMAIN, UNKNOWN SPOUSE OF GERMAIN ULRICK the Defendants. Nikkie Alvarez-Sowles, Clerk of the Circuit Court in and for Pasco County, Florida will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on January 7, 2026, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>LOT 18, BLOCK 6, ASHLEY PINES, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 54, PAGES 88 THROUGH 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.</div> <div>If you are a person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, you must file a claim with the clerk of court before or no later than the date that the clerk reports the surplus as unclaimed. If you fail to file a timely claim, you will not be entitled to any remaining funds. After the funds are reported as unclaimed, only the owner of the record as of the date of the lis pendens may claim the surplus.</div> <div>If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.</div> <div>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. 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.</div> <div>DATED at Pasco County, Florida, this 5th day of December, 2025.</div> <div>RUBIN LUBLIN, LLC Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 656-8801 Fax: (813) 656-8802 flmailservice@rlselaw.com By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 TL/103729</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CASE NO. 2025CP2052ES</div> <div>IN RE: ESTATE OF GLENN ANGELO RIDDLE, Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Glenn Angelo Riddle, deceased, whose date of death was 4/5/2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue Dade City, FL 33523. The name and address of the petitioner are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Signed on this 9th day of December, 2025.</div> <div>/s/ Gerald Collette Gerald Collette, Petitioner 16703 Early Riser Ave Land O Lakes FL 34638-0192 727-457-0300 jerrycollette@gmail.com</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-001712</div> <div>IN RE: ESTATE OF BERNICE ALICE COLLINS, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of Bernice Alice Collins, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of</div>	<div>PASCO COUNTY</div> <div>which is 38053 Live Oak Avenue, Dade City, Florida 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The first date of publication is December 12, 2025.</div> <div>Personal Representative: Anthony Stokes 10625 Scenic Hollow Drive Riverview, Florida 33578</div> <div>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</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:</div> <div>WOODIE'S WASH SHACK Owner: Jammin 2025 2, LLC 142 W Platt St Tampa, FL 33606</div> <div>12/12/25LG 1T</div> <div>-----</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>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:</div> <div>WOODIE'S WASH SHACK Owner: Jammin 2025 1, LLC 142 W Platt St Tampa, FL 33606</div> <div>12/12/25LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001265 Division Probate</div> <div>IN RE: ESTATE OF MICHAEL WILLIAM WEBER Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of MICHAEL WILLIAM WEBER, deceased, whose date of death was June 15, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: TARA RICKERT 41 Washington St Peru, NY 12972</div> <div>Attorney for Personal Representative:</div>	<div>PASCO COUNTY</div> <div>DAVID J. DAY, ESQ. Attorney Florida Bar Number: 128325 DAY LAW OFFICE P.O. Box 5535 Spring Hill, FL 34611 Telephone: (352) 684-6545 Fax: (352) 684-4529 daylaweservice@daylawteam.com daylawprobate@daylawteam.com</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>RECEIPT OF APPLICATION NOTICING</div> <div>Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 911770 from Architectural Concepts, Inc., 2401 West Bay Drive, Ste 503, Largo FL 33770. Application received: Feb. 21, 2025. Proposed activity: for the construction of a skilled nursing facility and the accompanying stormwater management system. Project name: Oakley Place Skilled Nursing Facility. Project size: 8.19 acres. Location: Sections 12 Township 26 South, Range 19 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at the Tampa Regional Office for the Southwest Florida Water Management District, 7601 US Highway 301, Tampa, Florida 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, Florida 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.</div> <div>12/12/25LG 1T</div> <div>-----</div> <div>NOTICE OF APPLICATION RECEIVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT</div> <div>Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 931437 from Palmetto Ridge Cattle Co., LLC, Attn: Shawn Riordan. Application received: 12/09/25. Proposed activity: Borrow & Mitigation Ponds. Project name: Palmetto Ridge Borrow and Mitigation Ponds. Project size: 112.99 acres Location: Section(s) 3, 4, 33, 34 Township 25 South, Range 19 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday, except legal holidays, 8:00 a.m. to 5:00 p.m. at Southwest Florida Water Management District (District) Tampa Office, 7601 Highway 301 North, Tampa, FL 34637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of 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, 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.</div> <div>12/12/25LG 1T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001790CPAXES</div> <div>IN RE: ESTATE OF CHRISTOPHER LITTLE BEAR INGRAM Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of CHRISTOPHER LITTLE BEAR INGRAM, deceased, whose date of death was October 28, 2023; File Number 2025CP-001790CPAXES, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: FELICIA DONIELLE INGRAM 4426 Fieldview Circle</div>	<div>PASCO COUNTY</div> <div>Wesley Chapel, FL 33545 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</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2025-CP-001642 Division: 01</div> <div>IN RE: ESTATE OF SUZANNE L. CERUTO Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Suzanne L. Ceruto, deceased, File Number: 2025-CP-001642, whose date of death was 02/24/2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, Florida 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: Joel Crosby 635 W. 42 Street, Apt 8B New York, New York 10036</div> <div>Attorney for Personal Representative: Constance L. Brandenburg, Esq. Florida Bar Number: 108855 Constance L. Brandenburg, P.A. P.O. Box 661506 Miami Springs, Florida 33166 Telephone (305) 887-8666 Fax (305) 887-8816 Email: cb187@bellsouth.net</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025CC003076CCAXES</div> <div>THE OAKS OF PASCO COMMUNITY ASSOCIATION, INC., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST AMANDA MCFADDEN, DECEASED, Defendant.</div> <div>NOTICE OF ACTION</div> <div>TO: THE UNKNOWN HEIRS, DEVISEES, 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, inclusive, 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 before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (727) 847-8199, via Florida Relay Service.</div>	<div>PASCO COUNTY</div> <div>DATED on December 1, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Adams and Reese LLP</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001472-ES Division: Probate</div> <div>IN RE: ESTATE OF NEAL RICHARD KNEPP Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 5, 2025.</div> <div>Personal Representative: Michele Lei Jones 5621 Creek Dale Way NE Buford, GA 30518</div> <div>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@pjmatorneys.com</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001895CPAXES</div> <div>IN RE: ESTATE OF CYNTHIA ANN GEORGE Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of CYNTHIA 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 5, 2025.</div> <div>Personal Representative: PAUL DOUGLAS GEORGE 26502 Brahma Drive Wesley Chapel, FL 33544</div> <div>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</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>PASCO COUNTY</div> <div>File No.: 2025-CP-001258</div> <div>IN RE: ESTATE OF CALVIN L. DICKEY, JR., Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of CALVIN 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 5, 2025.</div> <div>Co-Personal Representatives: /s/ CALVIN DICKEY, SR. /s/ NICOLE DICKEY</div> <div>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 oro@osentonlaw.com</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001693CPAXWS</div> <div>IN RE: ESTATE OF CHERYL STROM GAIDOWSKY, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>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 address 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 5, 2025.</div> <div>Personal Representative: JORDAN GAIDOWSKY 7331 Mayfield Drive Port Richey, Florida 34668</div> <div>Attorney for Personal Representative: S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: noel@clearwaterprobateattorney.com</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001524CPAXWS</div> <div>IN RE: ESTATE OF ALAN S. BELL, aka ALAN SPENCER BELL, Deceased.</div> <div>NOTICE TO CREDITORS (Summary Administration)</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that an Order of Summary Administration has been entered in the estate of ALAN S. BELL, aka ALAN SPENCER BELL, deceased, File Number 2025CP001524CPAXWS, by the Circuit</div>	<div>PASCO COUNTY</div> <div>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; 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:</div> <div>Name Address DAVID J. BELL 5215 S. West Shore Blvd., Unit 15, Tampa, FL 33611</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>The date of first publication of this Notice is December 5, 2025.</div> <div>Person Giving Notice: /s/ DAVID J. BELL Petitioner</div> <div>Attorney for Person Giving Notice: /s/ Jeffrey M. Gad Florida Bar Number: 186317 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</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC006736CCAXES</div> <div>VILLAS AT EDENFIELD ASSOCIATION, INC., Plaintiff, vs. MAZIN MAKSOUSA, Defendant.</div> <div>NOTICE OF ACTION</div> <div>TO: MAZIN MAKSOUSA 27325 Mistflower Drive Wesley Chapel, FL 33544</div> <div>YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Pasco County, Florida:</div> <div>Lot 37, Block 57, SEVEN OAKS PARCEL 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.</div> <div>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 relief demanded in the Complaint or petition.</div> <div>This notice shall be published once each week for two consecutive weeks in La Gaceta.</div> <div>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, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.</div> <div>WITNESS my hand and the seal of this Court on November 25, 2025.</div> <div>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 BJR File: 019788.00001</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>NOTICE OF ACTION</div> <div>Pasco County</div> <div>BEFORE THE BOARD OF NURSING</div> <div>IN RE: The license to practice Nursing Assistance</div> <div>Destiny Collins, C.N.A. 1651 Brooksbend Drive Wesley Chapel, FL 33543</div> <div>CASE NO.: 2022-33741 LICENSE NO.: CNA370557</div> <div>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.</div> <div>If no contact has been made by you concerning the above by January 16, 2026,</div>	<div>PASCO COUNTY</div> <div>the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.</div> <div>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.</div> <div>12/5-12/26/25LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001549</div> <div>IN RE: ESTATE OF CYNTHIA SUSAN MCQUEEN Deceased</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Cynthia 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.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 5, 2025.</div> <div>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</div> <div>Attorney for Personal Representatives: Aaron W. Saoud, Esq. Attorney Florida Bar Number 096124 AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org</div> <div>12/5-12/12/25LG 2T</div> <div>-----</div> <div>PINELLAS COUNTY</div>	<div>PINELLAS COUNTY</div> <div>dersigned Trustee at the address set forth below.</div> <div>THIS NOTICE OF PUBLIC AUCTION/SALE is dated this 4th day of December, 2025.</div> <div>THOMAS L AVRUTIS</div> <div>THOMAS L AVRUTIS, AS TRUSTEE FOR VOYAGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 Telephone (941) 955-7715 Facsimile (941) 953-7625</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 25-005241-CI</div> <div>TODD C. WERNER, Plaintiff, vs. WORLDWIDE TRUSTEE SERVICES, LLC, AS TRUSTEE OF THE 50421 LAND TRUST DATED FEBRUARY 6, 2019; et al.; Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: Defendants, RANDOLPH BERNARD HEGWOOD AKA RANDY HEGWOOD UNKNOWN PARTY IN POSSESSION #1; UNKNOWN PARTY IN POSSESSION #2, and 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 Spouse, Heirs, Devisees, Grantees, or other Claimants</div> <div>YOU ARE NOTIFIED that an action to impose and foreclose an equitable lien on the following property in Pinellas County, Florida:</div> <div>That certain parcel consisting of Apartment 306, of Caravel I, Capri Isle Condominium Apartments, Unit Number One, a Condominium, according to the Condominium Plat Book 7, Pages 60 and 61, Public Records of Pinellas County, Florida and being further described in that certain Declaration of Condominium recorded March 18, 1971 in Official Records Book 3505, Pages 790 through 821, 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 Pinellas County, Florida; together with all exhibits attached thereto and made a part thereof; and together with an undivided share in the common elements appurtenant thereto.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Kristine M. Reighard, Esquire, plaintiff's attorney, whose address is Reighard Law & Title, PLLC, 2451 N McMullen Booth Rd #245, Clearwater, FL 33759, within 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 or petition.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</div> <div>Dated on December 5th, 2025</div> <div>Ken Burke, Pinellas County Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756</div> <div>By: /s/ Thomas Smith Deputy Clerk Reighard Law & Title</div> <div>12/12-1/2/26LG 4T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-010446-ES Division 004</div> <div>IN RE: ESTATE OF JUNE FLANIGAN Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of June Flanigan, deceased, whose date of death was October 1, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div>	<div>PINELLAS COUNTY</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: /s/ Patrick Flanigan Patrick Edmond Flanigan, Jr. 733 W. 14th Street Port Angels, Washington 98363</div> <div>Attorney for Personal Representative: /s/ Ann-Eliza M. Taylor Ann-Eliza M. Taylor Attorney Florida Bar Number: 70852 Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundyllaw.com Secondary E-Mail: dmorris@olderlundyllaw.com</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY CIVIL DIVISION Case No.: 24-004296-CI Division: Section 7</div> <div>REGIONS BANK d/b/a REGIONS MORTGAGE, Plaintiff, -vs- JEREMY A. MILLER and UNKNOWN SPOUSE OF JEREMY A. MILLER, if living, and all unknown parties claiming by, through, under or against the above named Defendants who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other claimants, claiming by, through, under or against the above-named Defendants: UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants.</div> <div>NOTICE OF SALE</div> <div>Notice is hereby given that, pursuant to an Order Rescheduling Foreclosure Sale and a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pinellas County, Florida, Ken Burke, the Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as:</div> <div>THE WEST 1/2 OF LOT 17 AND ALL OF LOT 18, BLOCK 13, SHORE ACRES CENTER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93-S, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.</div> <div>at public sale, to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com beginning at 10:00 a.m. on January 28, 2026.</div> <div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.</div> <div>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</div> <div>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</div> <div>DATED this 3rd day of December, 2025.</div> <div>ROD B. NEUMAN, Esquire For the Court</div> <div>By: /s/ ROD B. NEUMAN, Esquire Gibbons Neuman 3321 Henderson Blvd, Tampa, FL 33609</div> <div>12/12-12/19/25LG 2T</div> <div>-----</div> <div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 25-009491-ES</div> <div>IN RE: ESTATE OF PAUL DOIT ROSS, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The Administration of the Estate of Paul Doit Ross, Deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.</div> <div>All Creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other Creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may</div> <div>(Continued on next page)</div>

PINELLAS COUNTY

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 12, 2025.

Personal Representative:

Katherine Storm
2501 Gatlin Creek Road
Dripping Springs, Texas 78620

Attorney for Personal Representative:

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

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IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010442-ES

IN RE: ESTATE OF
MARK STEVEN CURTIS
a/k/a MARK S. CURTIS,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Mark Steven Curtis a/k/a Mark S. Curtis, deceased, whose date of death was August 22, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 12, 2025.

Personal Representative:

Brenda Lee Curtis
3227 South Eason Street
Fountain, North Carolina 27829

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: rhianna@atcauselaw.com

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IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-010839-ES
Division 004

IN RE: ESTATE OF
GREGORY CHARLES WILSON
a/k/a GREGORY C. WILSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GREGORY CHARLES WILSON a/k/a GREGORY C. WILSON, deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

PINELLAS COUNTY

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 12, 2025.

Personal Representative:

/s/ Donna M Lloyd
Donna M. Lloyd
2230 Harbor Pointe Place
Palm Harbor, Florida 34683

Attorney for Personal Representative:

/s/ Ann-Eliza M. Taylor
Ann-Eliza M. Taylor
Attorney
Florida Bar Number: 70852
Older Lundy Koch & Martino
1000 W. Cass Street
Tampa, Florida 33606
Telephone: (813) 254-8998
Fax: (813) 839-4411
E-Mail: ataylor@olderlundy.com
Secondary E-Mail: dnmorris@olderlundy.com

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NOTICE OF DEFAULT AND
INTENT TO FORECLOSE
ALL SEASONS VACATION RESORT
CONDOMINIUM

Pursuant to Section 721.855, Florida Statutes, ALL SEASONS VACATION RESORT CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as "ALL SEASONS"), has recorded a Claim of Lien in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, and recorded in O.R. Book 23255 at Pages 1969-1971, Public Records of Pinellas County, Florida, and the undersigned Trustee as appointed by ALL SEASONS, hereby formally notifies (See Exhibit "A") that due to your failure to pay the annual assessment(s) due on (See Exhibit "A") and all assessment(s) thereafter, you are currently in default of your obligations to pay assessments due to ALL SEASONS on the following described real property located in Pinellas County, Florida: Unit Week (SEE EXHIBIT "A") in Time Share Unit (SEE EXHIBIT "A") of ALL SEASONS VACATION RESORT CONDOMINIUM, (formerly known as FOUR SEASONS VACATION RESORT) a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5978, Page 1994, as amended and as per plat recorded in Condominium Plat Book 84, Page 9, all being in the Public Records of Pinellas County, Florida, having an address of 13070 Gulf Blvd., Madeira Beach, FL 33708 (herein "Timeshare Plan (Property) Address"). As a result of the aforementioned default, ALL SEASONS hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that your obligation is not brought current (including the payment of any fees incurred by ALL SEASONS in commencing this foreclosure process) within thirty (30) days from the first date of publication, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, in which case, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of Pinellas County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in a Pinellas County newspaper, provided such a newspaper exist at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the Trustee the enclosed objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned Trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the Trustee's sale of your timeshare interest and redeem your timeshare interest by paying the amounts secured by the lien in cash or certified funds to the Trustee. If you do not object to the use of the trustee foreclosure procedure you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. Daniel F. Martinez, II, P.A., Trustee, 2701 W. Busch Boulevard, Ste. 159, Tampa, Florida 33618.

EXHIBIT "A" – NOTICE OF DEFAULT
AND INTENT TO FORECLOSE

Owner(s)/Obligor(s), Unit, Week, Default Date, Amount of Lien, Per Diem Amount

Barbara R. Clark, Barbara Erdelyi, P.O. Box 602, Hardy, Virginia 24101, Unit 501, Week 46, 01/01/2024, \$3,136.75, \$-0-; Leonard J. Giaquinto, Keti Giaquinto, 2806 S. Grant Street, Arlington, Virginia 22202, Unit 501, Week 29, 01/01/2024, \$2,780.85, \$-0-; Alice A. Holland, 13426 Harvest Bend, San Antonio, Texas 78217, Unit 202, Week 18, 01/01/2024, \$1,868.30, \$-0-; Robert J. Kokocha, Jeffrey P. Kokocha, Michael A. Kokocha, Virginia D. Boyer, 4862 Basswood Street, Land O' Lakes, Florida 34639, Unit 306, Week 40, 01/01/2024, \$3,825.93, \$-0-; Joe B. Lewis, Constance Lewis, 19575 Stanley Street, Melvindale, Michigan 48122, Unit 402, Week 12, 01/01/2025, \$1,749.27, \$-0-; Joe B. Lewis, Constance Lewis, 2758 Margaret Street, Melvindale, Michigan 48122, Unit 402, Week 13, 01/01/2024, \$2,198.99, \$-0-; Mike Miller, Laurie Miller, 9400 Orangewood Trail, Denton, Texas 76207, Unit 402, Week 50, 01/01/2024, \$2,834.41, \$-0-; Rt. Arthur Pranschke,

PINELLAS COUNTY

3456 Pine Terrace Drive, Tyler, Texas 75709. Unit 601, Week 2, 01/01/2025, \$3,409.40, \$-0-; Peter W. Schmidt, Susan E. Schmidt, 220 N. Brighton Place, Arlington Heights, Illinois 60004, Unit 301, Week 27, 01/01/2025, \$1,896.60, \$-0-; Lance A. Vogt, P.O. Box 18562, Golden, Colorado 80402, Unit 202, Week 30, 01/01/2024, \$2,323.93, \$-0-; John B. Wier, Jr., 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 206, Week 38, 01/01/2025, \$1,749.27, \$-0-; John B. Wier, Jr., Joan Hay Wier, 1144 - 3rd Avenue S, Tierra Verde, Florida 33715, Unit 502, Week 51, 01/01/2025, \$1,775.17, \$-0-.

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IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND
FOR PINELLAS COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 25-007674-ES
DIVISION: 004
BAR NO.: 341827

IN RE: The Estate of:
MARIE J. LOWERY,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Marie J. Lowery, deceased, whose date of death was March 8, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 12, 2025.

Personal Representative:

/s/ Kathleen Johnson
332 South Glenwood Avenue
Clearwater, Florida 33755

Attorney for Personal Representative:

/s/ Mark J. Albrechta
Attorney
Florida Bar Number: 341827
3853 Northdale Boulevard, Ste. 346
Tampa, Florida 33624
Telephone: (813) 679-2877
Fax: (813) 298-0622
E-Mail: mark.albrechta@outlook.com
Secondary E-Mail: markalbrechta@gmail.com

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IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT, IN AND FOR
PINELLAS COUNTY, FLORIDA.
CASE NO. 24-002824-CI
MORTGAGE ASSETS MANAGEMENT,
LLC,
PLAINTIFF,
VS.
ANTONIA M. REARDON, ET AL.
DEFENDANT(S).

/
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 19, 2025 in the above action, the Pinellas County Clerk of Court will sell to the highest bidder for cash at Pinellas, Florida, on January 27, 2026, at 10:00 AM, at www.pinellas.realforeclose.com for the following described property:
LOT 9, BLOCK 59, MEADOW LAWN, 11TH ADDITION, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS, COUNTY, FLORIDA.

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

Tromberg, Miller, Morris & Partners, PLLC
Attorney for Plaintiff
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Telephone #: 561-338-4101
Fax #: 561-338-4077
Email: eservice@tmppllc.com
Bidder Number: 20286
By: /s/Tiffany Hamilton, Esq.
Tiffany Hamilton, Esq.
FBN: 1058051

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

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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.
11080-1025949

NOTICE OF ACTION
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

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's attorney are set forth below.

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

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

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

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

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

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

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 representative's attorney are set forth below.

All creditors of the decedent and other

PINELLAS COUNTY

persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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
Secondary E-Mail: jcason@jpfirm.com

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

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

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

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PINELLAS COUNTY</div><div>representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is December 5, 2025.</div><div>Personal Representative: TOM IRELAND 1324 Walden Drive Folsom, California 95630</div><div>Attorney for Personal Representative: Jack F. White III 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</div><div>12/5-12/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>Case No. 25-010154-ES</div></div><div>IN RE: ESTATE OF JAMES IRVIN DOWNS a/k/a JAMES I. DOWNS a/k/a JAMES DOWNS, Deceased.</div><div>NOTICE TO CREDITORS</div><div>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.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is December 5, 2025.</div><div>Personal Representative: /s/ Aaron Downs 2730 Hickory Drive SW Cedar Rapids, Iowa 52404</div><div>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</div><div>12/5-12/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 25-010643-ES</div></div><div>IN RE: ESTATE OF KEVIN FRANCIS PUSSILANO, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The Administration of the Estate of Kevin Francis 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.</div></div> <div><div>PINELLAS COUNTY</div><div>All Creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other Creditors of the Decedent and other persons having claims or Demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this Notice is December 5, 2025.</div><div>Personal Representative: Maegan Benasich 260 Owls Head Hill Lane South Dorset, Vermont 05251</div><div>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</div><div>12/5-12/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CASE NO. 25-005777-CI</div></div><div>BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, PLAINTIFF,</div><div>VS.</div><div>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).</div><div>NOTICE OF ACTION</div><div>TO: THE UNKNOWN HEIRS, BENEFICIARIES, 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</div><div>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Pinellas County, Florida:</div><div>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.</div><div>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.</div><div>This notice shall be published once a week for two consecutive weeks in La Gaceta.</div><div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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.</div><div>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.</div><div>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</div><div>12/5-12/12/25LG 2T</div><div>-----</div><div><div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>CASE NO.: 25-005401-CI</div></div><div>TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff,</div><div>v.</div><div>CATHLEEN MCGILL f/k/a CATHLEEN</div></div> <div><div>PINELLAS COUNTY</div><div>C. CLEMONS f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION, Defendant(s).</div><div>PLAINTIFF'S NOTICE OF ACTION</div><div>TO: KERRY LEA MCGILL n/k/a KERRY PONDO and TODD CRAIG MCGILL:</div><div>YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Pinellas County, and which is more fully described as:</div><div>Lot 15, Tierra Shores Townhomes, according to the map or plat thereof as recorded in Plat Book 121, Pages 16 and 17, of the Public Records of Pinellas County, Florida.</div><div>Also known as: 521 Pinellas Bayway South Unit #206, Tierra Verde, FL 33715.</div><div>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, 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.</div><div>DATED this 26th day of November, 2025.</div><div>Ken Burke, Clerk Circuit Court 315 Court St, Clearwater, FL 33756</div><div>By: /s/ Stevie Ayars Deputy Clerk Lake Law Firm, P.A.</div><div>12/5-12/26/25LG 4T</div><div>-----</div><div><div>IN THE SIXTH CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 522025CP008554</div></div><div>IN RE: ESTATE OF LOUIS ANTHONY DELAURO Deceased.</div><div>NOTICE TO CREDITORS</div><div>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 forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is 12/5/2025.</div><div>Personal Representatives: Angela LaBatch 6232 North Mirror Lake Drive 612 Sebastian, FL 32958</div><div>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</div><div>12/5-12/12/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-003887-FD</div></div><div>ROMAN ALEXANDROVIEH DANILCHENKO Petitioner, and OLGA IGOREVNA SEMINENKO Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: OLGA IGOREVNA SEMINENKO Last known address: Yantarnaya Street 3 Saratov Novogu Selskiy City Saratov Navogu Selskiy City Saratov Russia</div><div>YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ROMAN ALEXANDROVIEH DANILCHENKO, whose address is 551 North Saturn Ave, Clearwater, Florida 33755, on or before 28 days after first publication, and file the original with the clerk of this Court at Ken Burke, Clerk of the Circuit Court, Civil Court Records, 315 Court Street, Room 170, Clearwater, Florida 33756, before service on Petitioner</div></div> <div><div>PINELLAS COUNTY</div><div>or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div><div>The action is asking the court to decide how the following real or personal property should be divided: None</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 11/4/2025</div><div>Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div><div>11/28-12/19/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>FAMILY LAW DIVISION</div><div>Case No.: 2025-DR-004590</div></div><div>ZIQUAHRI SWAIN Petitioner/Father, and BRITTANY SCOTT Respondent/Mother.</div><div>NOTICE OF ACTION FOR FAMILY CASES WITH MINOR CHILD(REN)</div><div>TO: BRITTANY SCOTT, whose residence is unknown.</div><div>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 petition.</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated 11/19/2025</div><div>Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div><div>11/28-12/19/25 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>FAMILY DIVISION</div><div>Case No.: 25-7082-FD</div></div><div>OLIVIA SEVIGNY, Petitioner, and NOAH SEVIGNY, Respondent.</div><div>2ND NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: NOAH SEVIGNY Last known address: 10265 Gandy Blvd Apt 906, St. Petersburg, FL 33702</div><div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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 demanded in the Petition.</div><div>The action is asking the court to decide how the following real or personal property should be divided: None</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12) Dated November 19, 2025</div></div> <div><div>PINELLAS COUNTY</div><div>Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div><div>11/21-12/12/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>FAMILY DIVISION</div><div>Case No.: 25-007154-FD</div><div>Section: 14</div></div><div>In re the Marriage of: KRYSTA GRIER, Petitioner, and SERGIO AUGUSTO PEREZ, Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: SERGIO AUGUSTO PEREZ Last address: Unknown</div><div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you. You are required to serve a copy of your written defenses, if any, to it on Krysta Grier, through undersigned counsel, Pinellas Family Lawyer, PLLC, whose address is 1700 McMullen Booth Road, Suite C1, Clearwater, FL 33759, on or before December 19, 2025, and to file the original with the Clerk of the Circuit Court for Pinellas County, Florida, 315 Court Street, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.</div><div>The action seeks only the dissolution of the marriage between the parties. No property division, financial relief, or child-related relief is requested.</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div><div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div><div>Dated November 19, 2025</div><div>Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12)</div><div>11/21-12/12/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA</div><div>File No. 25-006224-ES</div><div>Section 3</div></div><div>IN RE: ESTATE OF CAROLZENA SNOW, Deceased.</div><div>NOTICE OF ACTION FOR SUMMARY ADMINISTRATION</div><div>TO: ALL BENEFICIARIES WHO WOULD BE ENTITLED IF THERE WAS NO WILL. NATHANIEL WRIGHT, JR, AND BRIAN JOSEPH WILLIAM. Addresses Unknown</div><div>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.</div><div>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</div><div>on or before December 19th, 2025, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue N., Room 402 St. Petersburg, FL 33701, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Petition for Summary Administration.</div><div>WITNESS my hand and seal of this Court on November 19th, 2025.</div><div>Ken Burke Clerk of the Circuit Court & Comptroller By: s/ Aerna T. As Deputy Clerk</div><div>11/21-12/12/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA</div><div>Case No.: 25-6552-FD</div></div><div>VALENTINA DEREIX RUIZ Petitioner, and JHOAN GUILLERMO DUQUE OVIEDO Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: JHOAN GUILLERMO DUQUE OVIEDO Last known address: 13151 S Belcher Rd, Largo, FL 33773</div><div>YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on 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</div><div>(Continued on next page)</div></div>				

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<div>PINELLAS COUNTY</div> <div>fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: None</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated November 18, 2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk</div> <div>11/21-12/12/25LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY</div> <div>To: MICHAEL A. MITCHELL</div> <div>Case No.: CD202510659/D 3203022</div> <div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>11/21-12/12/25LG 4T</div> <div>IN THE SIXTH JUDICIAL CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 21-11825-GD Section 004</div> <div>IN RE: GUARDIANSHIP OF MICHAEL PASSAFIUME, an incapacitated person.</div> <div>NOTICE OF PETITION FOR DISCHARGE</div> <div>YOU ARE HEREBY NOTIFIED THAT A Final Report, Accounting and a Petition for Discharge has been filed in Pinellas County Probate Court, 315 Court Street, Clearwater, FL 33756, case number 21-11825-GD by Christopher Passafiume, Jason Passafiume, and Brian Passafiume, as guardians of the person and property of Michael Passafiume (the Ward). The Ward's domicile has changed and Christopher Passafiume, Jason Passafiume, and Brian Passafiume were appointed guardians in Floyd County, IN where the jurisdiction will be transferred. The attorney for the foreign jurisdiction is Bruce A. Brightwell, 713 E. Market Street, Louisville, KY 40202. The guardians filed for discharge on November 14, 2025. Any objections shall be in writing and shall state with particularity each item to which the objection is directed and the grounds on which the objection is based, objections shall be filed within the later of 30 days from the first date of publication; and within 90days after filing, a notice of hearing shall be served or the objection is abandoned.</div> <div>First date of Publication: 11/21/25</div> <div>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</div> <div>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</div> <div>11/21-12/12/25LG 4T</div> <div>POLK COUNTY</div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div> <div>CASE NO.: 2025-CA-2414</div> <div>CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,</div> <div>vs.</div> <div>RICKY D. BURGESS, JR.; et al., Defendants.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on December 5, 2025, in the above-captioned action, the following property situated in Polk County, Florida, described as:</div> <div>LOT 14, WINCHESTER ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.</div>	<div>POLK COUNTY</div> <div>Shall be sold by the Clerk of Court, Stacy M. Butterfield, on the 20th day of January, 2026 on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.</div> <div>Dated this 10th day of December, 2025.</div> <div>MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd., Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Facsimile: 407-488-1177 Secondary Email: sbaker@storeylawgroup.com <i>Attorneys for Plaintiff</i></div> <div>12/12-12/19/25LG 2T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY</div> <div>To: ERICA D. WILLIAMS</div> <div>Case No.: CD202509941/D 3509685/3402356</div> <div>An Administrative Complaint to suspend your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>12/12-1/2/26LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY</div> <div>To: ROGER A. RIVAS</div> <div>Case No.: CD202511442/D 3307071</div> <div>An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>12/12-1/2/26LG 4T</div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION</div> <div>2025CA003320A000BA</div> <div>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff,</div> <div>vs.</div> <div>JAMES R. LEWIS; et al. Defendants</div> <div>NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY</div> <div>TO: SAMANTHA LEWIS WHOSE LAST KNOWN ADDRESS IS 8924 BEVERLY HILLS RD, LAKELAND, FL 33809.</div> <div>YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit:</div> <div>THE WEST 132 FEET OF THE EAST 264 FEET OF LOT 24 OF UNRECORDED BEVERLY HILLS ESTATES, DESCRIBED AS:</div> <div>BEGINNING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 24 EAST, THENCE RUN NORTH 0 DEGREES 4 MINUTES 36 SECONDS EAST 990.0 FEET, THENCE SOUTH 88 DEGREES 37 MINUTES 46 SECONDS EAST 660.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 88 DEGREES 37 MINUTES 46 SECONDS EAST 660.0 FEET, THENCE NORTH 0 DEGREES 4 MINUTES 36 SECONDS EAST 330.0 FEET, THENCE NORTH 88 DEGREES 37 MINUTES 46 SECONDS WEST 660.0 FEET, THENCE SOUTH 0 DEGREES 4 MINUTES 36 SECONDS WEST 330.0 FEET TO THE POINT OF BEGINNING, LESS THE EAST 25.0 FEET AND THE SOUTH 25.0 FEET FOR ROAD RIGHT-OF-WAY PURPOSES.</div> <div>TOGETHER WITH A 2001 MERI DOUBLE WIDE MOBILE HOME FILING IDENTIFICATION NUMBERS FLHML2Y166524502A AND FLHM-L2Y166524502B.</div> <div>more commonly known as 8924 Beverly Hills Rd, Lakeland, FL 33809.</div> <div>This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, RUBIN LUBLIN, LLC, whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 12/29/2025, 30 days after date of first</div>	<div>POLK COUNTY</div> <div>publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</div> <div>"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway Avenue, Bartow, Florida 33830, County phone: (863) 534-4000, via Florida Relay Service."</div> <div>WITNESS my hand and seal of this Court on the 17th day of November, 2025.</div> <div>Stacy M. Butterfield POLK COUNTY, Florida By: /s/ Illegible Deputy Clerk</div> <div>25-F001626</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025-CP-001998</div> <div>IN RE: ESTATE OF LURLINE L. MITCHELL a/k/a LURLINE MITCHELL, Deceased.</div> <div>NOTICE OF ACTION (formal notice by publication)</div> <div>TO: MADGE FRANCES, nominated Personal Representative in Decedent's Last Will and Testament, ADDRESS UNKNOWN</div> <div>PAUL FRANCES, nominated successor Personal Representative in Decedent's Last Will and Testament, ADDRESS UNKNOWN</div> <div>YOU ARE NOTIFIED that a Petition for Administration has been filed in this Court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address is:</div> <div>Ashly Mae Guernaccini, Esq. 314 South Missouri Avenue, Suite 201, Clearwater, Florida 33756</div> <div>on or before January 11, 2026, and to file the original of the written defenses with the clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</div> <div>Signed on this 25th day of November, 2025</div> <div>Stacy M. Butterfield As Clerk of the Court By: /s/ H. Ward As Deputy Clerk</div> <div>12/12-1/2/26LG 4T</div> <div>PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT</div> <div>Florida Department of Environmental Protection Southwest District Draft Air Permit No. 1050385-010-AC Petersen Industries, Inc. Polk County, Florida</div> <div>Applicant: The applicant for this project is Petersen Industries, Inc. The applicant's authorized representative and mailing address is: Heather Snyder, Internal Operations Manager, Petersen Industries, Inc., 4000 State Road 60 West, Lake Wales, Florida 33859-8201.</div> <div>Facility Location: Petersen Industries, Inc. operates the existing Petersen Industries, Inc. facility, which is located in Polk County at 4000 State Road 60 West in Lake Wales, Florida.</div> <div>Project: The applicant proposes to reduce facility-wide permit emissions limits for individual hazardous air pollutants (HAPs) and total HAPs. The facility-wide individual HAPs emissions limit will be reduced from 9.8 tons per any consecutive 12-month period to 9.0 tons per any consecutive 12-month period, and the facility-wide total HAPs emissions limit will be reduced from 24.5 tons per any consecutive 12-month period to 22.5 tons per any consecutive 12-month period. This permitting project authorizes no new construction.</div> <div>Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700.</div> <div>Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp.</div> <div>Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in</div>	<div>POLK COUNTY</div> <div>accordance with this notice results in a different decision or a significant change of terms or conditions.</div> <div>Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.</div> <div>Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.</div> <div>A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.</div> <div>Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.</div> <div>Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.</div> <div>Mediation: Mediation is not available in this proceeding.</div> <div>12/12/25LG 1T</div> <div>IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION</div> <div>Case No. 2024CP001220</div> <div>IN RE: ESTATE OF JUDITH DLUGOZIMA, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Judith Dlugoza, deceased, whose date of death was August 6, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE</div>	<div>POLK COUNTY</div> <div>DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is December 12, 2025.</div> <div>Personal Representative: /s/ Gail Brown 536 Crazy Horse School Drive, P.O. 33 Wanblee, South Dakota 57577</div> <div>Attorney 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 Avenue Brandon, Florida 33511 marley@zoeckleinlawpa.com brice@zoeckleinlawpa.com eservice4@zoeckleinlawpa.com Telephone: (813) 501-5071 Fax: (813) 925-4310</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA</div> <div>CASE NO.: 2025CC-003730-A000-BA</div> <div>SOLIVITA COMMUNITY ASSOCIATION, INC., Plaintiff,</div> <div>vs.</div> <div>JANEE DONALDSON, SOLE TRUSTEE OF THE HOWARD FAMILY REVOCABLE TRUST DATED MAY 3, 2010; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND UNKNOWN PARTIES IN POSSESSION, Defendants.</div> <div>NOTICE OF ACTION</div> <div>TO: JANE DONALDSON, SOLE TRUSTEE OF THE HOWARD FAMILY REVOCABLE TRUST DATED MAY 3, 2010 AND UNKNOWN PARTIES IN POSSESSION</div> <div>YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida:</div> <div>Lot 88 of SOLIVITA PHASE 7C, according to the plat thereof as recorded in Plat Book 136, Page(s) 3, 4 and 5, of the Public Records of Polk County, Florida</div> <div>A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on JANA M. DALMIDA, ESQUIRE, Plaintiff's Attorney, whose address is CLAYTON & MCCULLOH, 1065 MAITLAND CENTER COMMONS BLVD., MAITLAND, FLORIDA 32751, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Lien Foreclosure Complaint. Default date January 9, 2026.</div> <div>DATED on December 3, 2025.</div> <div>Stacy M. Butterfield, CPA Clerk of the Circuit Court & Comptroller By: /s/ A. Nieves As Deputy Clerk</div> <div>12/12-12/19/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION</div> <div>File No. 2025-CP-003541</div> <div>IN RE: ESTATE OF RICHARD CONNELL III Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Richard Connell III, deceased, whose date of death was May 15, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</div> <div>ALL CLAIMS NOT FILED WITHIN THE</div> <div>(Continued on next page)</div>

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<div><div>POLK COUNTY</div><div>TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is December 12, 2025.</div><div>Personal Representative: Candace Lynn Connell 1317 Wakeby Lane Schamburg, Illinois 60193</div><div>Attorney for Personal Representative: AARON W. SAOUD, ESQUIRE Florida Bar Number: 096124 AWS LAW FIRM 2202 N. Westshore Boulevard, Suite 200 Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org Secondary E-Mail: service@awslaw.org</div><div>12/12-12/19/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. WILMER L. COLEMENARES MONCADA A/K/A WILMER LEONEL COLMENARES MONCADA; et al., Defendants. Case No: 2024-CA-004459 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Consent Final Summary Judgment of Foreclosure dated November 24, 2025, and entered in Case No. 2024-CA-004459 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, is the Plaintiff and WILMER L. COLEMENARES MONCADA A/K/A WILMER LEONEL COLMENARES MONCADA; VANESSA FABIOLA MENDOZA BALLESTEROS and WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC., are Defendant(s), Stacy M. Butterfield, CPA, Polk County Clerk of Courts, will sell to the highest and best bidder for cash at 10:00 a.m. at www. polk.realforeclose.com on March 5, 2026 the following described property set forth in said Final Judgment, to wit: LOT 310, WILLIAM'S PRESERVE PHASE II C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE(S) 23 AND 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Commonly known as: 951 Benjamin Trail, Davenport, FL 33837 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED December 4, 2025 /s/ Alexandra Kalman Alexandra Kalman, Esq. Florida Bar No. 109137 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: akalman@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 4th day of December 2025 to: KINLEY I. ENGVALSON, ESQUIRE The Law Offices of Paul A. Krasker, P.A. 1615 Forum Place, 5th Floor West Palm Beach, FL 33401 Kengvalson@kraskerlaw.com serviceHAD@kraskerlaw.com ATTORNEY FOR WILMER L. COLEMENARES MONCADA A/K/A WILMER LEONEL COLMENARES MONCADA KINLEY I. ENGVALSON, ESQUIRE The Law Offices of Paul A. Krasker, P.A. 1615 Forum Place, 5th Floor West Palm Beach, FL 33401 Kengvalson@kraskerlaw.com serviceHAD@kraskerlaw.com ATTORNEY FOR VANESSA FABIOLA MENDOZA BALLESTEROS Jason Martell, Esquire MARTELL & OZIM, P.A. 213 South Dillard Street, Ste. 210 Winter Garden, FL 34787 jmartell@martellandozim.com ATTORNEY FOR WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC. /s/ Alexandra Kalman Alexandra Kalman, Esq. 11080-1026053</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006- OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3, Plaintiff, vs. PATRICK I. SIEGFRIED A/K/A PATRICK SIEGFRIED, ET AL., Defendants. Case No: 532023CA006521000000 NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated 11/14/2025, and entered in Case No. 532023CA006521000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006- OPT3, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT3, is the Plaintiff and PATRICK I. SIEGFRIED A/K/A PATRICK SIEGFRIED; THERESA F. SIEGFRIED A/K/A THERESA SIEGFRIED; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; SCOTTSLAND</div></div>	<div><div>POLK COUNTY</div><div>COVE PROPERTY OWNERS' ASSOCIATION, INC.; PATRICK'S LAWN SERVICE, INC., are Defendants, Polk County Clerk of Courts, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose. com at 10:00 a.m. on December 29, 2025 the following described property set forth in said Final Judgment, to wit: LOT 29, SCOTTSLAND COVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Commonly known as: 5805 Coveview Dr E, Lakeland, FL 33813 Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED November 26, 2025 /s/ Bradford Petrino Bradford Petrino, Esq. Florida Bar No. 41883 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: 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 26th day of November, 2025 to: PATRICK I. SIEGFRIED 301 FORREST AVE, APT 142 COCOA, FL 32922-4812 TRACY THERESA F. SIEGFRIED 5805 Coveview Dr. E. Lakeland, FL 33813 siegfriedtheresa@yahoo.com RUDY JOHN F III, ESQ. 400 North Tampa Street, Suite 3200 Tampa, Florida 33602 John.Rudy@usdoj.gov amber.watson@usdoj.gov usaflm.state.foreclosures@usdoj.gov Attorney for UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE LONDON J. SCHNEIDER, ESQ. Reed Mawhinney & Link, PLLC 53 Lake Morton Dr. Ste. 100 Lakeland, FL 33801-5341 london@polklawyer.com anna@polklawyer.com Attorney for SCOTTSLAND COVE PROPERTY OWNERS' ASSOCIATION, INC. C/O JULIA F. MARSHALL, REGISTERED AGENT 6135 STRICKLAND AVE. LAKELAND, FL 33813 /s/ Bradford Petrino Bradford Petrino, Esq. 11080-1025970</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 532025CA-001990-A000-BA FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. RENWICK CUFFY, ET AL., DEFENDANT(S). NOTICE OF ACTION TO: Renwick Cuffy Last Known Address: 1580 Longbow Dr, Lakeland, FL 33810 Current Residence: UNKNOWN TO: Renwick Cuffy 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 Landing Cir, Apt 1-207, Tampa FL 33610 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: Lot 451, Foxwood Lake Estates Phase One, according to the map or plat thereof, recorded in Plat Book 72, Page(s) 23 through 27, Public Records of Polk County, Florida Together mobile 1983 doublewide mobile home identified by VIN numbers 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 least thirty (30) days after the first publication of this Notice in the La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534- 4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. WITNESS my hand and the seal of this Court this 24th day of November, 2025. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: Sebastian Irlanda As Deputy Clerk Publish: La Gaceta Publishing, Inc, 3210 E. 7th Ave, Tampa, FL 33605 11080-1025844</div><div>-----</div><div>12/5-12/12/25LG 2T</div></div>	<div><div>POLK COUNTY</div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP003544A000BA Division Probate</div><div>IN RE: ESTATE OF ANTHONY THOMPSON Deceased.</div><div>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 forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 E-Mail: aswiren@swirenlawfirm.com Secondary E-Mail: info@swirenlawfirm.com</div><div>12/5-12/12/25LG 2T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-003837</div><div>IN RE: ESTATE OF SHARON RUTH NORRIS, Deceased.</div><div>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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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, Esq. 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</div><div>12/5-12/12/25LG 2T</div></div>	<div><div>POLK COUNTY</div><div>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 has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div><div>12/5-12/26/25LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532025CP003838A000BA</div><div>IN RE: ESTATE OF MELVIN WILLIAM FAZENBAKER Deceased.</div><div>NOTICE TO CREDITORS The administration of the estate of Melvin William Fazzenbaker, deceased, whose date of death was February 18, 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 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 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 12/05/2025. Personal Representative: Susan Robertson Storey 1071 Donegan Road Lot 941 Largo, Florida 33771 Attorney for Personal Representative: Andrew Ponnock Attorney Florida 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</div><div>12/5-12/12/25LG 2T</div><div>-----</div><div>IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 25-CC-001206</div><div>MATTIE POINTE HOMEOWNER'S ASSOCIATION, INC., Plaintiff, vs. EMILY GONZALEZ and LUIS REYES, Defendant(s).</div><div>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 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. will be sold at public auction by the Polk County Clerk of Court, to take place electronically online at www.polk.realforeclose.com, on December 19, 2025 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate 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/ 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</div></div>	<div><div>POLK COUNTY</div><div>12/5-12/12/25LG 2T</div><div>-----</div><div>CIRCUIT COURT TENTH JUDICIAL CIRCUIT POLK COUNTY FLORIDA CASE NO: 2025DR-4723 SECTION: 05</div><div>IN THE MATTER OF THE ADOPTION OF: BRANDIE MASHELL NOBLE GOGEL Adoptee.</div><div>NOTICE OF ACTION FOR ADULT ADOPTION TO: DAVID HAVLIK 4567 SDFGHJ Tampa, Florida 33610 YOU ARE NOTIFIED that an action 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 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 Circuits Court's office notified of your current address. (You may filed 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 emailed to the addresses on record at the clerk's office. Dated 11/24/25 Stacy M. Butterfield Clerk of The Circuit Court By: Shari Reed (Deputy Clerk)</div><div>12/5-12/26/25LG 4T</div><div>-----</div><div>IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-003264</div><div>IN RE: ESTATE OF JUAN CARLOS SANTIAGO Deceased.</div><div>NOTICE OF ACTION (formal notice by publication) TO: Unknown Heir 1, Address unknown Unknown Heir 2, Address unknown YOU ARE NOTIFIED that Petition for 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 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 result in a judgment or order for the relief demanded, without further notice. Signed on this 24th day of November, 2025 Stacy M. Butterfield As Clerk of the Court</div><div>12/5-12/26/25LG 4T</div><div>-----</div><div>SARASOTA COUNTY</div><div>-----</div><div>IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CIVIL DIVISION Case No. 2025 CC 005740</div><div>RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. TROY W. ARMSTRONG and SHEILA Z. ARMSTRONG, husband and wife and UNKNOWN TENANT, Defendants.</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025 CC 005740, of the County Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plaintiff, TROY W. ARMSTRONG and SHEILA Z. ARMSTRONG, husband and wife and UNKNOWN TENANT n/k/a ERMA TYLOR, are Defendants. The Clerk of the Court, Karen E. Rushing, will sell to the highest bidder for cash on January 28, 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 18-D-1, Ramblewood Acres, a Condominium according to the Declaration of Condominium recorded in Official Record Book 1044, Pages 1842 to 1874, inclusive, and all amendments thereto, as per plat thereof recorded on Condominium Book 8, Page 4, of the Records of Sarasota County, Florida. Property Address: 3200 Ramblewood Drive North, Sarasota, FL 34237 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-</div><div>(Continued on next page)</div></div>

LEGAL ADVERTISEMENT

SARASOTA COUNTY

8770 for the assistance of Florida Relay Services.
Dated December 10, 2025
/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
Primary E-Mail: pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 Fax (727) 736-2305
Attorney for Plaintiff
12/12-12/19/25LG 2T

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

CASE NO.: 2025-CA-001181

BARCLAYS MORTGAGE LOAN TRUST 2024-NQM2,
Plaintiff,
vs.
FARRAH DENISE GALLO, MICHAEL GALLO AND TOSCANA ISLES MASTER ASSOCIATION, INC.
Defendants.

NOTICE OF SALE
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered on December 5, 2025 in the above-captioned action, the following property situated in Sarasota County, Florida, described as:
LOT 737, TOSCANA ISLES, UNIT 2, PHASE 6, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 55, PAGES 336 THROUGH 346, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
shall be sold by the Clerk of Court, Karen E. Rushing, on **January 21, 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.
If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are

LEGAL ADVERTISEMENT

SARASOTA COUNTY

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 than 7 days; if you are hearing or voice impaired, call 711.
Dated December 8, 2025
s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mccoyle@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
12/12-12/19/25LG 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:
FRESH COAT PAINTING SERVICE
Owner: DMI America, Inc.
2055 Wood Street, #210
Sarasota, FL 34237
12/12/25LG 1T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 005841 SC
Division H2

IN RE: ESTATE OF VIOLET COURDUFF
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Violet Courduff, deceased, whose date of death was June 27, 2025, is pending in the Circuit Court for Sarasota County, Florida, Probate Division, the address of which is South County Courthouse, 4004 S. Tamiami Trail, Venice, FL 34293. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

LEGAL ADVERTISEMENT

SARASOTA COUNTY

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 12, 2025.
Personal Representative:
/s/ Mary Lynne Bartholomew Trant
Mary Lynne Trant
616 Argus Road
Venice, Florida 34293
Attorney for Personal Representative:
/s/ Scott Wallace
Attorney
Florida Bar Number: 0190969
Wallace & Packer, PL
14201 W. Sunrise Boulevard, Suite 203
Sunrise, Florida 33323
Telephone: (954) 236-0492
Fax: (954) 236-5437
E-Mail: swallace@floridaelderlaw.com
Secondary E-Mail: pvisbal@floridaelderlaw.com
12/12-12/19/25LG 2T

LEGAL ADVERTISEMENT

SARASOTA COUNTY

RECEIPT OF APPLICATION NOTICING
Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 921113 from Buffalo-Northport Associates, LLC; Will-Ridge Associates, LLC, 7978 Cooper Creek Blvd., University Park, Florida 34201. Application received: June 26, 2025. Proposed activity: Modification or Alteration of existing works activities and / or a stormwater management system. Project name: The Woodlands at Panacea - Phase 2 MOD. Project size: 113 acres. Location: Section(s) 18 and 07, Township 39 South, Range 22 East, in Sarasota County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or 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 Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.
12/12/25LG 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, Plaintiff,
vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS,

LEGAL ADVERTISEMENT

SARASOTA COUNTY

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

PUBLIC ANNOUNCEMENT CONTINUING SURVEYOR SERVICES CONTRACTS

The SCHOOL BOARD OF HILLSBOROUGH COUNTY, Florida, announces that professional surveyor services may be required on a continuing services basis for projects in the coming years as follows:

Item	Description	Start	Complete
A	Continuing Surveyor & Mapping Services for projects valued under \$7.5 million in total construction cost	04/08/2026	04/07/2029

Applicants interested in providing the services requested shall make application by submission of materials as prescribed in the Project Information Packet. Each applicant must clearly indicate, in the submission, the area of expertise and credentials they possess to perform the services for Items A, as outlined above. Further submission information is contained in the Project Information Packet. **Note: New submittal process. All HCPS response packets are required to be submitted electronically through VendorLink.**

The Project Information Packet, additional project information, the weight associated with each qualification and evaluation criteria will be available on or before **Wednesday, Decembre 03, 2025**, and can be obtained via the Internet through either the VendorLink System at:

<https://www.myvendorlink.com/common/default.aspx>

or the District's Construction Project News website located at:

<https://www.hillsboroughschools.org/Page/4295>

Questions for clarifications for these services will be addressed at a Q&A Session scheduled for **9:00 AM on Tuesday, December 16, 2025**, via the TEAMS platform. Further details will be provided in the Project information Packet.

All materials must be submitted via VendorLink by **12:00 PM on Friday, January 16, 2026**, according to the Submission Instructions document located in the Project Information Packet.

Any and all questions concerning this solicitation, after the Q&A and Information Session, will only be accepted through the VendorLink System to ensure all interested parties receive the same information.

THE SCHOOL BOARD OF HILLSBOROUGH COUNTY, FLORIDA
VAN AYRES
SUPERINTENDENT OF SCHOOLS

12/12/25 1T

PUBLIC NOTIFICATION FOR FLOOD HAZARD REVISIONS

The River Landing, {Pasco County Floodplain Management, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of County's intent to revise the flood hazard information, generally located east of Meadow Pointe Boulevard and west of Morris Bridge Road. Specifically, the flood hazard information shall be revised within FEMA FIRM Panel #121010C0434F, 12101C0442F, 12101C0453F, and 12101C0461F.

As a result of the revision, the 1% annual chance water-surface elevations shall increase and/or decrease, and the 1% annual chance floodplain shall widen and/or narrow within the area of revision.

Maps and detailed analysis of the revision can be reviewed at the Pasco County Administration at 8731 Citizens Dr, New Port Richey, FL 34654 Interested persons may call Deputy Building Official at (727) 847-8126 for additional information from 8:30 AM to 5:00 PM., Monday through Friday.

12/12/25LG 1T

NOTICE OF PRACTICE CLOSURE

MVMT Health, located in Tampa, Florida, has closed effective November 17, 2025.
Former patients may obtain copies of their medical records by contacting:
Email: drjefflangmaid@mac.com or jeff@mvmt.health
Records will be maintained for the mandatory term from the date of this notice.

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

NOTICE OF INTENT TO SELL

Pursuant to Section 373.089, Florida Statutes, the Southwest Florida Water Management District intends to sell an interest in certain lands owned by the District.

SWF Parcel 20-503-251S (LH-1)

Real estate in Polk County consisting of approximately 77 acres in Section 25, Township 29, South, Range 24 East and Section 30, Township 29 South, Range 25 East. The Property Appraiser of Polk County, Florida, identifies this property as Parcel ID 24-29-25-000000-011020 and a portion of Parcel ID 25-29-30-000000-031010.

Specifications may be obtained from the District by calling (352) 796-7211 or 1-800-423-1476 (Florida only).

12/12-12/26/25LG 3T

LA GACETA/Friday, December 12, 2025/Page 39

Condado de Pinellas
Informe Consolidado Anual de Desempeño y Evaluación 2024-2025

El Informe Consolidado Anual de Desempeño y Evaluación (CAPER) del Condado de Pinellas para los programas del año 2024-2025 de Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) y Emergency Solutions Grant (ESG), incluyendo fondos CDBG-Coronavirus Response (CDBG-CV), HOME-American Rescue Plan (HOME-ARP) y ESG-Rapid Unsheltered Response Housing (ESG-RUSH), está disponible para consulta y comentarios públicos desde el 12 de diciembre de 2025 hasta el 26 de diciembre de 2025. El CAPER está disponible en el sitio web del Condado en pinellas.gov/department/community-development/ y en la Oficina de Vivienda y Desarrollo Comunitario, 310 Court Street, Clearwater, FL 33756.

El CAPER está compuesto por declaraciones estadísticas y financieras, narrativas y mapas relacionados con las actividades realizadas durante el año programático 2024-2025 para cumplir con los objetivos previamente identificados. Aproximadamente \$ 11.746.202 en fondos federales CDBG, HOME y ESG, incluyendo CDBG-CV y ESG-RUSH, así como ingresos del programa, estuvieron disponibles para ejecutar actividades, de los cuales se gastaron \$ 3.863.768. Además, \$ 2.945.974 en fondos federales del programa Neighborhood Stabilization Program (NSP) y sus ingresos estuvieron disponibles para ejecutar actividades y se gastaron \$ 5.540. Las actividades financiadas por CDBG, ESG y NSP se ubicaron dentro del Condado Urbano (áreas no incorporadas y 19 pequeñas ciudades cooperantes). Las actividades financiadas por HOME se ubicaron dentro del Consorcio (el Condado Urbano y la Ciudad de Largo).

Los comentarios sobre el CAPER pueden presentarse por escrito a Pinellas County Housing and Community Development en la dirección indicada arriba hasta el 26 de diciembre de 2025, o por correo electrónico a cdplanning@pinellas.gov

El informe, incluyendo un resumen de los comentarios públicos recibidos, será enviado al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos a más tardar el 28 de diciembre de 2025. El resumen de comentarios también estará disponible después del 28 de diciembre de 2025.

12/12/25LG 1T

PORT TAMPA BAY
INVITATION TO BID (ITB) 003-26

SPOIL ISLAND 2D REHABILITATION (REBID)

Port Tampa Bay (PTB) is advertising an Invitation to Bid (ITB) for firms / individuals qualified to rehabilitate a storm damaged soil levee/berm that is part of the 2D Island dredge spoil island.

The procurement document is available on DemandStar (a Euna Solutions Brand) (www.demandstar.com) Friday, December 12, 2025. All responses to the Procurement shall include completed procurement documents, including the respondent's questionnaire. Firms failing to submit the required procurement documents may be deemed non-responsive.

PTB will hold a NON-MANDATORY PRE-BID TELECONFERENCE on Thursday, December 18, 2025 at 10:00 a.m. Prospective Respondents are not required to participate. If respondents choose to participate, they should view the documents and drone footage prior to the teleconference. See the Instruction to Bidders Section of the procurement document for the teleconference details.

Electronic submittals are due Thursday, January 22, 2026 at 1:00 p.m. Interested firms should obtain a copy of the procurement instructions, submittal documents and submit a completed electronic response via DemandStar.

PTB encourages the use of registered Small Business Enterprise (SBE) firms to the greatest extent possible on projects and has a goal of nine percent (9%) SBE participation. PTB will consider SBE participation when evaluating the responses.

Questions concerning this Procurement should be directed to Amanda Roche of PTB's Procurement Department, at (656) 224-0810 or by e-mail at aroche@tampaport.com.

Documents Available on DemandStar	Friday, December 12, 2025
Non-Mandatory Pre-Bid Teleconference	Thursday, December 18, 2025 at 10:00 a.m.
Electronic Submittals Due	Thursday, January 22, 2026 at 1:00 p.m.

12/12/25LG 1T

Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain and Wetlands

To: All interested Agencies, Groups and Individuals

This is to give notice that HUD under 24 CFR Part 50 has determined that the following proposed action for a Federal Housing Authority (FHA) new multifamily 221(d)(4) construction loan (FHA # 067-35643) is located in a Federal Risk Management Standard (FFRMS) floodplain and wetlands. HUD will be identifying and evaluating practicable alternatives to locating the action within the floodplain and wetlands and the potential impacts on the floodplain and wetlands from the proposed action, as required by Executive Order 11988 and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project is located at 2501 Dr. Martin Luther King Way in Sarasota, Sarasota County, Florida. The 14-acre HUD collateral consists of unimproved land with a sanitary sewer lift station and is proposed for redevelopment with a multifamily residential community and occurs within a 114-acre parent parcel.

The extent of the FFRMS floodplain was determined using the freeboard value approach. The FFRMS flood elevation is 32.9 feet. Approximately 108.16 acres of FFRMS floodplain occurs on the 114-acre parent parcel, inclusive of 47.68 acres 100-year floodplain. A total of 12.79 acres of FFRMS floodplain occurs within the proposed area of development (HUD collateral, Parcel 6), inclusive of 2.63 acres of 100-year floodplain. A total of 13.28 acres of wetlands and ditches occur on the parent parcel, including a 3.09-acre vegetated non-forested wetland, 3.763-acre herbaceous wetland, 0.281- exotic hardwood wetland, 0.178 vegetated non-forested wetland, a 4.323-acre man-made pond, and five ditch areas totaling 1.645 acres. There are no wetlands or other surface waters within the proposed 14-acre HUD collateral development area.

In connection with the HUD loan, the 14-acre Parcel 6 is to be cleared and graded for redevelopment with the Gracewater multifamily residential development. Detailed construction plans have not been developed for the greater 114-acre parent parcel, however, utilities and stormwater infrastructure will be completed within the parent parcel that will service the proposed development on Parcel 6. The proposed project site would be developed with five (5) residential buildings to house a total of 370 apartment units. A total of 9.55 acres of FFRMS floodplain would be impacted to construct the development as proposed within the area of HUD collateral; there would be no reduction to the 100-year floodplain within the HUD collateral. No wetlands occur within or would be impacted within the proposed development area.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain and wetlands, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain and wetlands. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains and wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain and wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by HUD at the following address on or before December 20, 2025: HUD, 400 W Bay Street, Suite 1015, Jacksonville, Florida 32202, Attention: Mark Malec, Branch Chief, Technical Team. Mark Malec's direct phone number is (904) 208-6054 and email is Mark.E.Malec@hud.gov. A full description of the project may also be reviewed from 8am to 5pm at the same address as above. Comments may also be submitted via email at southeast.production@hud.gov. Jonathan Mosley, acting in his capacity as Production Division Director of the HUD Multifamily Southeast Regional Center, is the HUD Approving Official.

Date: December 12, 2025

12/12/25LG 1T

NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

12/12/2025
City of Tampa Housing and Community Development Department
2555 E Hanna Avenue, 2nd Floor
Tampa, FL 33610
813-274-8229

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Tampa.

REQUEST FOR RELEASE OF FUNDS

On or about January 9th, 2026, the City of Tampa will submit a request to HUD for the release of HOME Investment Partnership funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended to undertake a project known as 1525 East Lake, Tampa, FL 33610 and 2602 N. 29th Street (Unit #1 & #2), Tampa, FL 33605 for the purpose of developing affordable housing homes in the city. The City of Tampa has proposed utilizing federal grant funds to construct 3 affordable single family dwelling units. Currently, the project location is vacant and is not being utilized in a way to serve the community. The land is valuable as a potential location for residential developments. Without support for the proposed project the need for housing will continue to grow and the location will be unutilized.

Estimated Total Federal Funding
HOME: \$419,750.00
TOTAL:\$419,750.00

FINDING OF NO SIGNIFICANT IMPACT

The City of Tampa has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Tampa Housing and Community Development Department at 2555 E Hanna Avenue, 2nd Floor, Tampa, FL, 33610 and may be examined or copied weekdays 10 A.M to 4 P.M.

Additional information can also be obtained by contacting Housing and Community Development Supervisor Michelle Boone at Michelle.Boone@tampagov.net or 813-274-8229.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Tampa Housing and Community Development Department at 2555 E Hanna Avenue, 2nd Floor, Tampa, FL, 33610 or by contacting Community Development Supervisor Michelle Boone at Michelle.Boone@tampagov.net or 813-274-8229.

All comments received by December 29th, 2025, will be considered by the City of Tampa prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Tampa certifies to HUD that Jane Castor in her capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Tampa to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Tampa's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Tampa; (b) the City of Tampa has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD at Charles Bennett Federal Building, 400 West Bay Street, Suite 1015, Jacksonville, Florida 32202-441, via email at cpdrrofjkv@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Jane Castor, Mayor

12/12/25LG 1T