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.

-vsYANET CORDOVA, INDIVIDUALLY
and AS PERSONAL REPRESENTATIVE 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, DECEASED, JUAN MIGUEL DUFFAU AS A
KNOWN HEIR OF ONELIA M. DUFFAU 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 pared Defen. 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, 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, Secthe East 25 feet for foda, Section 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

citrus.realforeclose.com at 10:00 a.m. on January 8, 2026

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

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 at the Office of the Trial Court Administrator, Citrus County Courthouse, 110.

Naponka, Avenue, Inverness, El. 34450. 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 appearance 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 Barbara Sue Disvolfe 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 representative's attorney are set forth below.

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

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

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

LEGAL ADVERTISEMENT 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

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

Attorney for Personal Representative:

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 enof suffinally administration has been entered 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, Problem Braining Street, Room 130, Brooksville, Florida 34601; that the decedent's date of death was August 28, 2025; that the total value of the estate is \$153,734,00 and that the names and addresses of those to whom it has been assigned 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 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 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. DEATH IS BARRED.

The date of first publication of this Notice 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

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, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooks-ville, 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 persons naving claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

LEGAL ADVERTISEMENT

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 notice is December 12, 2025.

Personal Representative: Joseph J. Grella 5242 Golddust 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

LIMB 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.,

NOTICE OF ACTION

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

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

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 Pembrook Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days from the first publication, otherwise a 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

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

PROBATE DIVISION File No. 2025-CP-000479

IN RE: ESTATE OF CLAYTON ALAN PETZEL

NOTICE TO CREDITORS

you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER the court on or before the later of a date that is 3 months after the first publication of this notice or 30 days after you re-ceive a copy of this notice.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The case number and decedent's name are: CLAYTON ALAN PETZEL, File Number 2025-CP-000479. The address of the court where this pro-

bate is pending is: Circuit Court for Hernando County, Florida, 20 N. Main St., Brooksville, FL 34601.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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.

Date of death of the decedent is 01/13/2025

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

The second week of publication is December 12, 2025.

Personal Representative(s): Ronald Gary Petzel

Attorney for the Representative(s): By: /s/ Matthew T. Morrison Matthew T. Morrison, Esquire

LEGAL ADVERTISEMENT

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

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

8201 Warbler Road Weeki Wachee, FL 34613

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

You must keep the Clerk of the Circuit Court's office notified of your 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 to the addresses on record at the clerk's office.

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

Dated 11/14/25 Doug Chorvat Jr. Clerk of the Circuit Court Bv: /s/ Angela M. Davis Deputy Clerk

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

HILLSBOROUGH 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

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-071425

SOUTH FORK OF HILLSBOROUGH COUNTY III HOMEOWNERS ASSOCIATION, INC., Plaintiff,

VS.

GEORGE MELO, A MARRIED MAN AND THE UNKNOWN SPOUSE OF GEORGE MELO, Defendant(s)

NOTICE OF SALE

Notice is hereby given, pursuant to the Order entered in 24-CC-071425, on or about October 7, 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 16, Block 2, South Fork Tract "L" Phase 1, according to the map or plat thereof, as recorded in Plat Book 122, Page(s) 31 through 40, inclusive, of the Public Records of Hillsborough County, Florida

and commonly known as: 11301 Brighton Knoll Lp, Riverview, FL 33579; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the HILLSBOROUGH County public auction website at http:// www.hillsborough.realforeclose.com, on January 23, 2026 at 10:00AM. Any persons claiming an interest in the surplus from the sale, if any, other than the prop-erty owner as of the date of the Lis pendens must file a claim within 60 days after

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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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

uled appearance is less than 7 days; if y are hearing or voice impaired, call 711.

45049.219

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

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

NOTICE TO CREDITORS

The administration of the estate of Mildred 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 Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal representative and the perrepresentative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025. Personal Representative: Daniel Edward Hossman

Wesley Chapel, Florida 33543 Attorney for Personal Representative: Jessica Marie Cooper, Esquire Attorney Florida Bar Number: 795011 Cooper Estate Law, PLLC 4805 S. Himes Avenue Tampa, Florida 33611 Telephone: (813) 831-3376

3212 Foxwood Boulevard

E-Mail: jcooper@cooperestatelaw.com 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: 2025-CP-003785 Division: B

IN RE

ESTATE OF JOSHUA JAMES COLEMAN

NOTICE TO CREDITORS The administration of the estate of Joshua James Coleman, deceased, whose date of death was August 25, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 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 of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

Attorney for Personal Representative: Attorney for Personal Representati 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, 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 pers

All creditors of Decedent and other per-All creations 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 becedent'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 Disposi tion of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is December 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 respectations and the personal respectations. sonal representative and the personal representative's attorney are set forth below

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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 NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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 HILLS-BOROUGH COUNTY FOR HEARING CONCERNING THE ANIMAL(S) OF: NATRON JAVARIS BROOKS 144 18th St. NW

And Any Other Jane or John Does, Respondent.

Ruskin, FL 33570

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 Bright and State of 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, 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 pro-ceeding is made which will include the test-imony 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 Coorassistance. 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.

HILLSBOROUGH COUNTY

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

HILLSBOROUGH COUNTY

Deputy Clerk 813-276-8100 x4362

12/12/25LG 1T

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

POLIO: 1667/5.0000

CASE NO: COD-25-0003535

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

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

CASE NO: COD-25-0003642

NAME OF VIOLATOR: DUNCAN LAND & DEVELOPMENT
LOCATION OF VIOLATION: 1207 E CREINSHAW 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

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: PRODICY LAND MANAGMENT LLC LOCATION OF VIOLATION: 3607 E MOHAWK AVE, TAMPA, FL CODE SECTIONS: 19-237 LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 41 LOTS 218 TO 220 INCL

FOLIO: 152181.0000 CASE NO: COD-25-0003707 NAME OF VIOLATOR: SANDRA VALDEZ/LIFE ESTATE
LOCATION OF VIOLATION: 8001 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-231(15)c
LEGAL DESCRIPTION: WATROUS GARDENS REVISED MAP OF LOT 18 BLOCK 4

FOLIO: 101128.0000 CASE NO: COD-25-0003788 NAME OF VIOLATOR: AEA MASS LLC NAME OF VIOLATOR: AEA MASS LLC
LOCATION OF VIOLATION: 8213 N 17TH ST, TAMPA, FL
CODE SECTIONS: 19-231(13) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: HENDRY AND KNIGHTS ADDITION TO SULPHUR SPRINGS
LOT 108 & W 1/2 CLOSED ALLEY ABUTTING THEREON

FOLIO: 149651.0000 CASE NO: COD-25-0003804
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

CASE NO: COD-25-0003/79

NAME OF VIOLATOR: LORENA M DELGADO
LOCATION OF VIOLATION: 4017 W GRAY ST, TAMPA, FL
CODE SECTIONS: 27-283.11(b) 27-326
LEGAL DESCRIPTION: BROADMOOR PARK REVISED PLAT LOT 21 AND S 1/2 OF CLOSED ALLEY ABUTTING ON N BLOCK 18 FOLIO: 114643.0000

CASE NO: COD-25-0003794

NAME OF VIOLATOR: JOHN M TREVETHAN
LOCATION OF VIOLATION: 1406 E RIVER COVE ST, TAMPA, FL
CODE SECTIONS: 27-290.8 27-326

LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 18 AND E 1/2 OF
ADJOINING ALLEY BLOCK 61

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

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

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 I OPE7 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 nai 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 Supmany 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,

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 follow-

ing 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, PLT 1, 23606 per pt before 1,1/2/16, page 1, 1/2/16, page 1,1/2/16, pag 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 ser-vice on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on 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.

TIA VICTORIA DRITSAS a/k/a TIA SIMPSON, UNKNOWN TENANT II 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,

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)

Page 20/LA GACETA/Friday, December 12, 2025

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 RF: FSTATE 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 Tamps El 33602 The pages and 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 TICE ON THEM.

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

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

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

The date of first publication of this Notice is 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 se-curity number is xxx-xx-8606, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Edgecomb 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 properly to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in SS. 732.216-732.228, applies, or may apply, unless a written demand is made by 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,

NOTICE TO CREDITORS

The administration of the estate of JOS-EPH 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 unis notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The date of first publication of this notice is December 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 I LOSA 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 representative and the personal representative's attorney are set forth below. This estate is intestate.

ALL INTERESTED PERSONS ARE NO-TIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of 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 WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOR-EVER 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. John P. Flanagan, Jr., Esq. 710 Oakfield Drive, Suite 101 Brandon, FL 33511 (813) 681-5587 patflan@verizon.ne 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 RF: 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 representa-tive and the personal representative's at-torney 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 death by the decedent of the decedents 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

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 NOTICE ON THEM.

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

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

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

The first date of publication is December

Personal Representative: Michael Lardarello 11203 Taft Lane Seffner, Florida 33584

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, Floridă 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 # Title # 7365120999 0005250288 Additional personal property: unknown

PREPARED BY:

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 page of: trade name of:

WOODIE'S WASH SHACK Owner: Jammin 2025 2, LLC 142 W Platt St

Tampa, FL 33606 12/12/25LG 1T

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,

Defendants.

MICHAEL PARKER, et al.,

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, Hills-borough 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 fol lowing described property:

owing 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 Accommoda-tions 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 Adminisquestions. 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 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: kchurch@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 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

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

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 12/17/2025 at 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

CASE NO: COD-24-0003720 NAME OF VIOLATOR: DAVID L AND MELINDA K PLEHN LOCATION OF VIOLATION: 4708 W LAWN AVE, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: ANITA SUBDIVISION LOT 4 BLOCK 6 FOLIO: 130431.0000

CASE NO: COD-25-0003452

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

LEGAL DESCRIPTION: RANDALL'S ADDITION LOT 9 BLOCK 1

FOLIO: 198314.0000 CASE NO: COD-25-0003479

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

LEGAL DESCRIPTION: HARBOR VIEW LOT 9

FOLIO: 128365.0000 CASE NO: COD-25-0003561
NAME OF VIOLATOR: CF INVESTMENTS GROUP LLC
LOCATION OF VIOLATION: 4210 E GROVE ST, TAMPA, FL CODE SECTIONS: 5-105.1 LEGAL DESCRIPTION: SULTANA GLADE LOT 35

FOLIO: 153272.0000

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

CASE NO: COD-25-0003724

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

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

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

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

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

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:

33HELF III.

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 page of: 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 page of: trade name of:

AMERABAY Owner: Thomas Svoleantopoulos PO Box 70 New Boston, NH 03070

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

12/12/25LG 1T

CASE NO.: 24-CC-036974 CREEK PRESERVE HOMEOWNERS ASSOCIATION, INC., Plaintiff.

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 PHAS-ES 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 prop-erty 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

45401.45

Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff

Frazier & Bowles, Attorneys at Law

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 Foreclos-ure entered in this cause on December 4, 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

described as:

Condominium Unit No. 71203, VIL-LAGES OF BLOOMINDALE CON-DOMINIUM 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. 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

later than the date that the Clerk reports the funds as unclaimed.

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

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-004112 Division B

IN RE: ESTATE OF SUSAN M. HOWARD a/k/a Susan Myers Howard, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Susan M. Howard a/k/a Susan Myers Howard, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the Personal Penrseptative and the Personal Penrse Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Amy Howard Anderson 66 Chestnut Dr. Windsor, CT 06095-1152

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION File No. 25-CP-003502 Division: B

IN RE: ESTATE OF CAROL L. CRIST

NOTICE TO CREDITORS

The administration of the estate of CAROL L CRIST deceased, whose date of death was June 21, 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 (Mailing Address: Post Office Box 1110, Tampa, Florida 33601). The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

FOREVER BARRED.

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

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

Personal Representative: Daniel M. Crist 708 E. Tremont Ave. Charlotte, NC 28203

Attorney for Personal Representative: Charles W. Malloy, Esquire Florida Bar Number 105355 CHARLES W. MALLOY, P.A. 137 S. Pebble Beach Blvd. Suite 102 Sun City Center, FL 33573 Telephone: (813) 634-3361 Email: cwmalloy@verizon.net

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 25-CC-016958

COUNTRY PLACE COMMUNITY ASSOCIATION, INC., Plaintiff,

NYLA JAY SANTIAGO, Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 2. 2025, by the County Court of Hillsborough County, Florida, for the following property described as:

Lot 56. Block 1. Country Place West Unit 1, according to the map or plat thereof, as recorded in Plat Book 52, Page(s) 25, of the Public Records of Hillsborough County, Florida.

will be sold at public auction by the Hillsborough County Clerk of Court, to take place electronically online at www.hillsborough. realforeclose.com, on January 9, 2026 at 10:00 A.M., to the highest and best bidder, for cash, in accordance with Section 45.031 of the Florida Statutes.

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

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

/s/ Alexa Camareno Caldevilla, Esq. Florida Bar No. 1031636 acaldevilla@bushross.com BUSH ROSS, P.A. Post Office Box 3913, Tampa, FL 33601 Phone: 813-204-6492 Fax: 813-223-9620 Attorneys for Plaintiff

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

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

PROBATE DIVISION File No. 25-CP-003288

IN RE: ESTATE OF CINDA HITCHCOCK

NOTICE TO CREDITORS

The administration of the estate of Cinda Hitchcock, deceased, whose date of death was May 15, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, FL 33602. The names and addresses of the personal representative and the personal representative and the personal representative are set forth below.

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 PUB-LICATION OF THIS NOTICE.

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

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

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

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

Personal Representative: Jake Gagne 5910 N. Highland Ave. Tampa, Florida 33604

Attorney for Personal Representative: AARON W. SAOUD, ESQ. Attorney Florida Bar Number: 096124

AWS LAW FIRM 2202 N. Westshore Blvd., Suite 200

HILLSBOROUGH COUNTY

Tampa, Florida 33607 Telephone: (813) 922-5293 E-Mail: attorney@awslaw.org

HILLSBOROUGH COUNTY

Secondary E-Mail: service@awslaw.org 12/12-12/19/25LG 2T

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 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 1/14/2026 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-25-0001263

NAME OF VIOLATOR: PALM RESIDENCES LLC
LOCATION OF VIOLATION: 10610 N 30TH ST, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(17)
LEGAL DESCRIPTION: TRACT BEG 30 FT S OF NE COR OF NE 1/4 OF SW 1/4 AND
RUN S ALONG E BDRY 496.16 FT W 702.04 FT N 496.16 FT AND E 702.33 FT TO POB
AND TRACT BEG 526.16 FT S OF NE COR OF NE 1/4 OF SW 1/4 AND RUN S 463.54 FT W 701.78 FT N 464.56 FT ANE E 702.04 FT TO POB FOLIO: 140555.0100 CASE NO: COD-25-0003514

NAME OF VIOLATOR: CASSIUS CRAWFORD LOCATION OF VIOLATION: 9303 N 46TH ST, TAMPA, FL CODE SECTIONS: 19-231(15)b LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION LOTS 10 TO 13 AND LOTS 19 THROUGH 21 INCL BLOCK 4 FOLIO: 141723.0100

CASE NO: COD-25-0003515 NAME OF VIOLATOR: SIMON WESTON LOCATION OF VIOLATION: 2906 N 16TH ST, TAMPA, FL CODE SECTIONS: 19-231(15)a 19-231(15)c LEGAL DESCRIPTION: YBOR HEIGHTS S 15 FT OF LOT 10 AND E 1/2 OF CLOSED ALLEY ABUTTING ON W BLOCK 5

CASE NO: COD-25-0003555 NAME OF VIOLATOR: THOMAS D MOLZAHN JR LOCATION OF VIOLATION: 3001 W NAPOLEON AVE, TAMPA, FL CODE SECTIONS: 19-231(15)c 19-233(a) LEGAL DESCRIPTION: BUTLER MC INTOSH SUBDIVISION LOT 1 & S 25 FT OF VACATED R/W ABUTTING ON N CASE NO: COD-25-0003674

NAME OF VIOLATOR: REYNALDO A GONZALEZ II LOCATION OF VIOLATION: 4113 E RICHMERE ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: TERRACE PARK SUBDIVISION UNIT NO 3 LOTS 16 AND 17 FOLIO: 142205.0000

CASE NO: COD-25-0003690

NAME OF VIOLATOR: ESTATE OF PEGGY JOYCE
LOCATION OF VIOLATION: 11323 N ROME AVE, TAMPA, FL
CODE SECTIONS: 19-231(10) 19-231(15)a 19-231(15)b 19-231(15)c 19-234
LEGAL DESCRIPTION: GOLFLAND OF TAMPA'S NORTH SIDE COUNTRY CLUB AREA
NORTH SIDE COUNTRY CLUB AREA NO 2 LOTS 30 AND 31 BLOCK 53

CASE NO: COD-25-0003753
NAME OF VIOLATOR: RIZQ HOLDINGS LLC LOCATION OF VIOLATION: 4066 HENDERSON BLVD, TAMPA, FL CODE SECTIONS: 19-237(3) LEGAL DESCRIPTION: THOMAS PLACE LOT 13 FOLIO: 120029.0000

FOLIO: 141223.0000

CASE NO: COD-25-0003782 NAME OF VIOLATOR: MICHAEL LEROY ANDERSON LOCATION OF VIOLATION: 1501 HEATHER AVE, TAMPA, FL CODE SECTIONS: 19-49 19-56 LEGAL DESCRIPTION: TILSEN MANOR SUBDIVISION LOT 23 AND N 5 FT OF LOT

CASE NO: COD-25-0003838 CASE NO: COD-25-0003838

NAME OF VIOLATOR: GEORGE BROOKS
LOCATION OF VIOLATION: 10203 N FLEETWOOD DR, TAMPA, FL
CODE SECTIONS: 19-231(5)a 19-231(12) 19-231(15)a 19-231(15)c
LEGAL DESCRIPTION: GOLFLAND PARK SUBDIVISION S 5 FT OF LOT 24 AND LOT
25 BLOCK A
FOLIO: 97102.0000

CASE NO: COD-25-0003849

NAME OF VIOLATOR: STANLEY SMITH
LOCATION OF VIOLATION: 3110 E COLUMBUS DR, TAMPA, FL CODE SECTIONS: 19-50 19-231(15)a 19-231(15)b 19-231(15)c LEGAL DESCRIPTION: LOT BEG 420 FT E OF SW COR OF SE 1/4 AND RUN E 110 FT N 267 FT W 110 FT AND S 267 FT TO BEG LESS S 26 FT AND LESS N 25 FT LESS THE NORTH 133.50 FT FOLIO: 173485.0000

CASE NO: COD-25-0003914 NAME OF VIOLATOR: BRUCE WILLIAMS
LOCATION OF VIOLATION: 4222 E CURTIS ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(3) 19-231(10) 19-231(15) 19-231(17)
LEGAL DESCRIPTION: EASTERN HEIGHTS LOT 66

CASE NO: COD-25-0004009 NAME OF VIOLATOR: KYM I HATTON WHIDDEN LOCATION OF VIOLATION: 9317 N OAKLEAF AVE, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: TAMPA'S NORTH SIDE COUNTRY CLUB AREA UNIT NO 1 SOUTHGATE LOT 11 BLOCK 22

CASE NO: COD-25-0004027 NAME OF VIOLATOR: 2205 N 64TH ST LAND TRUST LOCATION OF VIOLATION: 2205 N 64TH ST, TAMPA, FL CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: LOT BEG 394 3/4 FT W & 25 FT N OF SE COR OF N 1/2 OF NW 1/4 OF NW 1/4 AND EXT N 112 FT AND W 74 FT FOLIO: 159614.0000

CASE NO: COD-25-0004038 NAME OF VIOLATOR: 524 SUWANEE CIRCLE LLC LOCATION OF VIOLATION: 524 SUWANEE CIRCLE LLC
LOCATION OF VIOLATION: 524 SUWANEE CIR, TAMPA, FL
CODE SECTIONS: 19-234
LEGAL DESCRIPTION: DAVIS ISLANDS PB10 PG52 TO 57 AND PB17 PG5 TO 9 LOT 15 BLOCK 70 FOLIO: 195791.0000

CASE NO: COD-25-0004066 NAME OF VIOLATOR: 1902 N 36TH ST LLC LOCATION OF VIOLATION: 1902 N 36TH ST, TAMPA, FL CODE SECTIONS: 19-56 19-231(15)c LEGAL DESCRIPTION: EAST BAY ADDITION LOT 17 BLOCK 14 AND E 1/2 OF VA-CATED ALLEY ABUTTING THEREON FOLIO: 175583.0000

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

CASE NO: COD-25-0003619 NAME OF VIOLATOR: DENNIS GEORGE LOCATION OF VIOLATION: 1703 TILSEN DR, TAMPA, FL CODE SECTIONS: 27-283.11(b) 27-326 LEGAL DESCRIPTION: TILSEN MANOR BLKS 2 3 4 5 6 8 9 10 11 13 16 17 18 LOT FOLIO: 141293.0000

CASE NO: COD-25-0003718

NAME OF VIOLATOR: EVAN H NUNNALLY LOCATION OF VIOLATION: 1411 E CHILKOOT AVE, TAMPA, FL CODE SECTIONS: 27-290.8 27-326 LEGAL DESCRIPTION: NEBRASKA AVENUE HEIGHTS LOTS 11 AND 12 BLOCK 29 CASE NO: COD-25-0003961

NAME OF VIOLATOR: TIFFANY MARIAN CEDANO
LOCATION OF VIOLATION: 917 E POINSETTIA AVE, TAMPA, FL
CODE SECTIONS: 27-290.1(e)(2) 27-326
LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 1 AND 2 BLOCK R FOLIO: 144173.0000

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

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

DIRECT GENERAL INSURANCE Plaintiff,

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

NOTICE OF ACTION

TO: SHASHAZALA GORNESHIA ROBERTS; 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 1/8/2026, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded YOU ARE NOTIFIED that Direct General tered 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 3rd day of December, 2025. Victor D. Crist As Clerk of the Court By: s/ Jennifer Taylor As Deputy Clerk

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Sun West Mortgage Company, Inc. Plaintiff,

vs. Jinyah M. Reid, AKA Jinyah Clark, AKA Jinyah M. Clark, et al. Defendants. Case No.: 23-CA-014306 Division: Civil Judge Paul L. Huey

PUBLISH 2 CONSECUTIVE WEEKS NOTICE OF ACTION AGAINST DEFENDANT JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK

JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK 1017 WYNNMERE WALK AVENUE RUSKIN, FL 33570 UNITED STATES OF AMERICA

UNITED STATES OF AMERICA and all parties claiming interest by, through, under or against Defendant(S) JINYAH M. REID, AKA JINYAH CLARK, AKA JINYAH M. CLARK, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Hillsborough County, Florida:
All the certain land situated in the County of Hillsborough, State of Florida, to wit: Lot 56, Block 1, Wynnmere West Phases 2 and 3, according to the map or plat thereof, as recorded in Plat Book 126, Page(s) 160 through 171, inclusive, of the Public Records of Hillsborough County, Florida.

Florida.

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

relier demanded in the Complaint.
WITNESS my hand and seal of this Court
on the 04 day of December, 2025.
VICTOR D. CRIST
CLERK OF THE CIRCUIT COURT
HILLSBOROUGH COUNTY, FLORIDA By: /s/ Jennifer Taylor

Deputy Clerk
NOTICE TO
DISABILITIES PERSONS

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

FOR PUBLICATION — RETURN TO

THE MANLEY LAW FIRM LLC 11080-1026271

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

STEPHANIE VANESSA NARVAEZ, Petitioner

and JESUS ELIGIO RAMIREZ, Respondent.

NOTICE OF ACTION FOR NAME CHANGE OF MINOR

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

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

if any, to it on STEPHANIE VANESSA NARVAEZ, Address on File, on or be-fore 12/31/25 and file the original with the clerk of this Court at 800 E. Twiggs St., Tampa, FL 33602, before service on Pe-titioner or immediately thereafter. **If you** fail to do so, a default may be entered you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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 November 25, 2025 Clerk of the Circuit Court Hillsborough County Courthouse By: /s/ Jessica Saladin Deputy Clerk

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

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

CASE: 25-DP-873 DIVISION: V IN THE INTEREST OF:

ANA SOFIA GUZMAN CASTRO (DOB: 12/22/2007),

NOTICE OF PUBLICATION

TO: MICAELA EUSEBIA GUZMAN CASTRO

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

Address: Unknown/Republica de Guatemala The minor child is identified as follows:

Date of Birth: December 22, 2007 Place of Birth: San Juan de Dios Hospital Guatemala City, Republica de Guatemala **Physical Description of Respondent:**

Race: Hispanic Hair Color: Brown/Black Eve Color: Brown Approx. Height: unknown

Age: 51

Approx. Weight: unknown YOU, THE RESPONDENT, ARE NO-TIFIED that a Petition for Termination of arental 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 depen-dent under the laws of the State of Florida.

You are to appear for a Termination of 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/i/8158596094, ID: 815-859-6094 on December 17, 2025 at 2:30 P.M. or as soon thereafter as counsel may be heard 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.

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 lves 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 ser-vice 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.

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

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

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

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

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

Listening to the hearing on smart phones by going to the above Facebook or YouTube

If you have any questions or need additional information for providing public input you may call (813) 307-4739. ANY PERSON WHO MIGHT WISH TO APPEAL ANY DECISION OR RECOMMENDA-TION MADE BY THE LAND USE HEARING OFFICER OR THE GOVERNING BODY REGARDING ANY MATTER CONSIDERED AT THE FORTHCOMING PUBLIC HEAR-ING 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

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) 300-8999. 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.

Is presently zoned AS-1 and is located at 6620 Grace Sweat Hd.

Petition VAR 26-0188, filed on 11/07/25 by Gregory LaChapelle & Sharon Gionta, of 19411 Golden Slipper PI., 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 PI.

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

HILLSBOROUGH COUNTY

You must keep the Clerk of the Circuit Tour flust keep the Clerk of the Clickin Court's office notified of your current ad-dress. (You may file Designation of Cur-rent Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12,915). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

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

Zoom will be recording all participants It will be the responsibility of 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 informa-tion about how to attend the hearing through Zoom or by telephone.
FAILURE TO PERSONALLY APPEAR

AT THE ARRAIGNMENT HEARING CONSTITUTES CONSENT TO THE ADJUDICATION OF THIS CHILD (OR CHILDREN) AS A DEPENDENT CHILD (OR CHILDREN) AND MAY ULTIMATE-LY RESULT IN LOSS OF CUSTODY OF THIS CHILD (OR CHILDREN).

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

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

Date: Clerk of the Circuit Court

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

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

PROBATE DIVISION Case No. 25-CP-003899

IN RE: ESTATE OF JUEL VERNON AYERS, JR.,

Deceased. NOTICE TO CREDITORS

The administration of the Estate of Juel Vernon Ayers, Jr., deceased, whose date of 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.

That the personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216 - 732.228, Florida Statutes, applies, or may apply unless a written described to the property of the property 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 decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM NOTICE ON THEM.

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

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

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

The first date of nub

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

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

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

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

Case No. 25-CP-003445

IN RE: ESTATE OF

DOUGLAS LEE HOUCK a/k/a DOUGLAS HOUCK, Deceased

NOTICE TO CREDITORS

The administration of the Estate of Douglas Lee Houck a/k/a Douglas Houck Douglas Lee Houck a/Na Douglas Houck, deceased, whose date of death was July 1, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Dision, 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.

HILLSBOROUGH COUNTY

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 rioperly 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 against deceems estate miss life method claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE

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

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

The first date of publication is December

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

Brice Zoecklein, Esa. 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 COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

CASE NO.: 25-CC-037148

HIGHGATE IV CONDOMINIUM ASSOCIATION, INC., Plaintiff,

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

NOTICE OF ACTION

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

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

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

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 12/31/2025 or 30 days after the first 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 de fault will be entered against you for the re-lief demanded in the Complaint or petition.

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

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

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

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

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

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

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

CASE NO. 25-CA-009330

U.S. BANK TRUST NATIONAL ASSOCIA-TION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES

TRUST 2020-RPL1. Plaintiff,

ROGER B. TAYLOR; UNKNOWN SPOUSE OF ROGER B. TAYLOR; DEBORAH DIANE TAYLOR A/K/A DEBORAH DIANE HENSLEY; MORT GAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE AND MORTGAGEE FOR AMNET 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

HILLSBOROUGH COUNTY

HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s)

NOTICE OF ACTION

TO: UNKNOWN SPOUSE OF ROGER B. TAYLOR

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

Previous: Address: N/A

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

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

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

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 PUB-LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

YOU ARE REQUIRED to serve a copy of your written defenses on or be-fore 1/1/2026, a date which is within 30 fore 1/1/2026, a date which is within 30 days after the first publication, if any, on McMichael Taylor Gray, LLC, Plaintiff's Attorney, whose address is 3550 Engineering Drive, Suite 260, Peachtree Corners, GA 30092, and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

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 the commodation of pate 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 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 the seal of the

court on November 26, 2025. Victor D. Crist Clerk of the Circuit Court Jennifer Taylor

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

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

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

BRUNO FLEURIDORT,

Petitioner and

CLEDINE TOUSSAINT, Respondent.

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

TO: CLEDINE TOUSSAINT Last known address: Unknown

YOU ARE NOTIFIED that an action 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.

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

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

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

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

Dated 12/02/2025 Clerk of the Circuit Court 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Erma Yerdon

Deputy Clerk

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

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

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

IN RE THE MARRIAGE OF MELIZA SEPÚLVEDA GARCÍA, Petitioner,

LUIS ALBERTO GONZÁLEZ CASTILLO,

NOTICE OF ACTION FOR PUBLICATION

TO: LUIS ALBERTO GONZÁLEZ CASTILLO

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

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

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

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

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

PROBATÉ DIVISION CASE #25-CP-003970

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

NOTICE TO CREDITORS

The administration of the estate of Oscar Francisco Ortiz, aka Oscar F. Ortiz, deceased, whose date of death was June 28, 2024 is pending in the Circuit Court of Hillsborough County, Florida, the address of which is 800 East Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the perrepresentative's attorney are forth below.

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

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

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

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

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

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

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

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

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

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

PROBATE DIVISION File No. 24-CP-003780

IN RE: ESTATE OF LLOYD MILTON BIRT,

NOTICE TO CREDITORS

The administration of the Estate of Lloyd Milton Birt, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the Personal Representative and the Personal Representative's attempts are set forth be Representative's attorney are set forth be-

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

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

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 PUBLICATION OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death held at the time of the decedent's surviving 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 credition as expedition as specified under s. 732.221 a creditor as specified under s. 732.2211,

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

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

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

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

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

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

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

File No. 25-CP-004048 Division B

IN RE: ESTATE OF LOA MARTA NGUYEN Deceased.

NOTICE TO CREDITORS

The administration of the estate of LOA MARTA NGUYEN, deceased, whose date of death was October 21, 2025, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative 20735 Auburn Leaf Trail Land O' Lakes, Florida 34638

Attorney for Personal Representative: Danicet M. Cura Attorney Florida Bar Number: 137006 3105 W. Azeele St

Tampa, Florida 33609 Telephone: (813) 333-2334 E-Mail: dani@curalawllc.com Secondary E-Mail: curalaw@gmail.com 12/5-12/12/25LG 2T

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

File No. 25-CP-003732

Division A

IN RE: ESTATE OF MANUEL DOCE MOYA

NOTICE OF ADMINISTRATION (intestate)

The administration of the estate of MAN-UEL DOCE MOYA, deceased, 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 file number for the estate is 25-CP-003732. The estate is intestate.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer - client privilege in

HILLSBOROUGH COUNTY

section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative

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

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

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

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

Under certain circumstances and by fail-ng to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

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

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

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

IN THE THIRTEENTH CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

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

IN RE: ESTATE OF MANUEL DOCE MOYA

NOTICE TO CREDITORS

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732,228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

HILLSBOROUGH COUNTY

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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-003213

Division A IN RE: ESTATE OF LESLIE ANN FAIRCHILD

Deceased.

NOTICE TO CREDITORS

The administration of the estate of LES-LIE ANN FAIRCHILD, deceased, whose date of death was September 7, 2024, LIE ANN FAIRCHILD, deceased, whose date of death was September 7, 2024, is pending in the Circuit Court for HILLS-BOROUGH County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa FL 33602. The names and addresses of the personal representative and the personal representa tive's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: /s/ Roy E. Maxey ROY E. MAXEY 322 Stroll Lane Sun City Center, Florida 33573 Attorney for Personal Representative: /s/ Damon C. Glisson DAMON C. GLISSON Attorney Florida Bar Number: 187877 5908 Fortune Place Apollo Beach, Florida 33572 Telephone: (813) 645-6796 Fax: (813) 645-8572 E-Mail: damon@glisson1.com Secondary E-Mail: brenda@glisson1.com 12/5-12/12/25LG 2T

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

PROBATÉ DIVISION CASE NO.: 25-CP-003351

IN RE: ESTATE OF DEBORAH O'KELLY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Deborah O'Kelly, deceased, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is: 800 E. Twiggs Street, Tampa, FL 33602. The estate is intestate. The names and addresses of the personal representative and the personal representative's attorney are set below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served 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 DYAS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

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

HILLSBOROUGH COUNTY

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

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

IN RE: ESTATE OF LARRY E. WENCLASKY Deceased

NOTICE TO CREDITORS

The administration of the estate of LAR-RY E. WENCLASKY, deceased, whose date of death was September 24, 2025 is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate Division, 800 East Twiggs Street, Tampa, FL 33602. The names of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732 2211

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

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

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

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

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

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

IN RE: ADOPTION OF A.G.G.

Adoptee

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

TO: ANDRES FELIPE LONDONO GIRALDO

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

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

A.G.G. Physical Description of Respondent: Age: 43. DOB 08/13/1981 Race: White Hair Color: black/ dark brown Eye Color: black/ dark brown Approximate Height: 5'7"

Approximate Weight: 150 LBS There will be a hearing on the petition to terminate parental rights pending adoption on JANUARY 22, 2025 at 9:00 a.m. before Judge Joseph M. Tompkins via ZOOM, meeting ID 606-668-2029. The court has set aside 15 minutes for this hearing.

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

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Jessica L. Gimenez, Esq., whose address is 505 E JACKSON ST., STE 300, Tampa, FL 33602-4935 on or before December 31, 2025 and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs St., Tampa, Florida 33602, before service on Petitioners or immediately because I for you say a default thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

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

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

CASE NO.: 25-CC-035108

WATSON GLEN HOMEOWNER'S ASSOCIATION, INC.,

VS.

JUSTON D. FINLEY and NICOLE FINLEY, Defendant.

NOTICE OF ACTION

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

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

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

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

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

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

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

Hillsborough County Courthouse 800 E. Twiggs St., Tampa, FL 33602 By: /s/ Jennifer Taylor Deputy Clerk Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff B|R File: 010411.00012

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

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION CASE NO.: 24-CC-067263 DIVISION M

THE TAMPA RACQUET CLUB ASSOCIATION, INC., Plaintiff,

JUAN ROMERO, a single man, Defendant.

NOTICE OF ACTION

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

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

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

TOGETHER WITH Parking Space No. 62 at THE TAMPA RACQUET CLUB, A CONDOMINIUM, shown on Plat recorded in Condominium Plat Book 2, page 27, et seq., Public Records of Hillsborough County, Florida.

has been filed against you, and that you are required to serve a copy of your written defenses, if any, to it on CHARLES EVANS GLAUSIER, ESQUIRE, Plaintiff's attorney, whose address is Glausier Knight Jones, PLLC, whose address is: 400 N. Ashley Drive, Suite 2020, Tampa, Florida 33602, on or before 12/31/2025, a date within 30 days after the first publication of the notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise default will be entered against you for the relief demanded in the complaint or petition.

DATED on November 25, 2025.
Victor D. Crist as Clerk of the Court
Hillsborough County Courthouse
800 E. Twiggs St., Tampa, FL 33602
By: /s/ Jennifer Taylor

Charles Evans Glausier, Esquire Florida Bar No. 0037035

HILLSBOROUGH COUNTY

Glausier Knight Jones, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, Florida 33602 (813) 440-4600 Attorney for Plaintiff

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

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

CASE NO. 25-CA-010425

RRA CP OPPORTUNITY TRUST 1, Plaintiff,

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF RUBEN PERRY AIK/A RUBEN DENARD PERRY, SR., DECEASED; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS DEFENDANT(S).

NOTICE OF ACTION

TO: UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF RUBEN PERRY A/K/A RUBEN D. PERRY, SR. A/K/A RUBEN DENARD PERRY, SR. DECEASED Last Known Address: N/A Current Address: N/A Previous: Address: N/A

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

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

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

LOT BEGIN 386.40 FEET SOUTH AND 25 FEET EAST OF NORTHWEST CORNER OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHEAST 1/4 RUN EAST 1.25 FEET NORTH 1.00 FEET EAST 1.0 FEET SOUTH 1.50 FEET WEST 1.35 FEET AND NORTH 5.0 FEET TO POB, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 19 EAST OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

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

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

WITNESS my hand and the seal of the court on November 25, 2025.

Victor D. Crist Clerk of the Circuit Court By: /s/ Jennifer Taylor -Deputy Clerk MCMICHAEL TAYLOR GRAY, LLC

IN THE CIRCUIT COURT OF THE

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

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

DIV: A
ROXANA HURTADO DE MENDOZA COUTIN,
Petitioner

SEBASTIAN GALVIS ZAPATA, Respondent.

NOTICE OF ACTION

TO: SEBASTIAN GALVIS ZAPATA Address Unknown

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

HILLSBOROUGH COUNTY

FL 33602 on or before 12/31/2025 and file the original with the Clerk of this Court at 800 E Twiggs St, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

Dated 11/25/2025 Victor Crist Clerk of the Circuit Court By: s/ Jennifer Taylor Deputy Clerk 12/5-12/26/25LG 4T

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

CASE NO.: 25-CC-042321
HERITAGE ISLES GOLF AND
COUNTRY CLUB COMMUNITY
ASSOCIATION, INC.,

FELICIA ANTOINETTE PIERCE,
Defendant.

Plaintiff,

NOTICE OF ACTION

TO: FELICIA ANTOINETTE PIERCE 18151 Sandy Pointe Drive Tampa, Florida 33647

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

Lot 16, Block 12, Heritage Isles Phase 1D, according to the map or plat thereof, recorded at Plat Book 87, Page 4, of the Public Records of Hillsborough County, Florida.

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

Has been filed against you, and that you are required to serve a copy of your writhen defenses, if any, to it on TIFFANY M. LOVE, ESQUIRE, Plaintiff's attorney, whose address is Adams and Reese LLP, 100 N. Tampa Street, Suite 4000, Tampa, FL 33602, on or before 12/22/2025, a date within 30 days after the first publication of the notice in La Gaceta and file the original with the Clerk of this Court either before service on Plaintiff's attorney or 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 needing special accommodations to participate in this proceeding should contact the ADA coordinator not later than seven (7) days prior to the proceeding at (813) 276-8100. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-8770 for the assistance of Florida Relay Services.

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

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

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

JUVENILE DIVISION CASE NO. 24-DP-73 DIVISION: C

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

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Brian Haynes, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: A.H. born on 10/13/2015, B.H. born on 05/24/2018, B.H. born on 02/28/2021, and B.H born on 06/08/2023. You are hereby commanded to appear in-person on January 5, 2026, at 2:20 PM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING on Department's Amended Petition for Termination of Parental Rights.

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 ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the sched-

HILLSBOROUGH COUNTY

uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

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

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

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

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

Tomeka M. Leggett, Petitioner,

Respondents.

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

NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

TO: Samuel M.M. Johnson, Jr. whose last known addresses are: 4702 Muskogee Ct., Apt 101, Tampa, FL 33610

6915 Silver Run Dr., Tampa, FL 33617

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

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

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 01/02/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

Copies of all court documents in this control of the state of

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

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

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

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

Victor D. Crist Clerk of the Circuit Court By: s/ Jessica Saladin Deputy Clerk 12/5-12/26/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA FAMILY I AW DIVISION

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

Kesha N. Johnson, Petitioner,

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

Respondents. NOTICE OF ACTION BY PUBLICATION BY LA GACETA NEWSPAPER

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

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

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

and file the original with the Clerk of the above-styled Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 01/02/2026; otherwise judgment may be entered against you for the relief demanded in the Petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.912.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office. WARNING: Rule 12.285, Florida Family

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

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

Victor D. Crist Clerk of the Circuit Court By: s/ Jessica Saladin Deputy Clerk 12/5-12/26/25LG 4T

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

Case No.: 25-CP-003927

IN RE: THE ESTATE OF CELINDA CONVERSE

HILLSBOROUGH COUNTY

Daaaaad

NOTICE TO CREDITORS

Deceased.

The administration of the Estate of CEL-INDA CONVERSE, deceased, whose date of death was October 12, 2025, and whose social security number is xxx-xx-2592, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Rm 426, Tampa, FL 33602. The names and addresses of the Personal Representative and 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 12/05/2025.

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

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

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

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

IN RE: ESTATE OF RICHARD EARL BARRETT, Deceased

NOTICE TO CREDITORS

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

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

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

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

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 25-CP-4052

DIVISION: A Florida Bar #898791 IN RE: ESTATE OF

ZACHARIAS T. CHAVARA, Deceased.

NOTICE TO CREDITORS The administration of the estate of ZAC-

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

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative: 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

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

CASE NO: 24-CP-1028 IN RE: ESTATE OF ROSIE B. TOLBERT,

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rosie B. Tolbert, deceased, whose date of death was January 24, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

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

Personal 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. 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

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

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

Plaintiff.

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

NOTICE OF ACTION TO: PATRICH LARISSA BODDEN FELIPE

HILLSBOROUGH COUNTY

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

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

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

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

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

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

DIRECT GENERAL INSURANCE COMPANY, Plaintiff.

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

NOTICE OF ACTION

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

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

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

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

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

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

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

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

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

NOTICE OF ACTION

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

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you 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

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

Division: JP

MONICA CHEVELLE VANN. Petitioner,

and JIMMY ERIC GALLON,

HILLSBOROUGH COUNTY

NOTICE OF ACTION FOR

DISSOLUTION OF MARRIAGE 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 services. 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 de-manded in the petition.

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

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

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

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

Dated 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

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

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

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

DIRECT GENERAL INSURANCE COMPANY, Plaintiff,

Deputy Clerk

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

NOTICE OF ACTION

TO: 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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-011645

Division: E JENNIFER LYNN REAGAN

Petitioner. and

JASMINE LÁSHAY HOUSE Respondent NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

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

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

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in

HILLSBOROUGH COUNTY

this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's

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

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

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

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

Division: D-P MIGUEL ANGEL DIAZ ALONSO,

Petitioner,

MARTA DE LA CARIDAD ACOSTA PONCE DE LEON,

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

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

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed 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 against you for the relief demanded in the petition.

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

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

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

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

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

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

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

DIRECT GENERAL INSURANCE

COMPANY Plaintiff.

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

NOTICE OF ACTION

TO: PATRICH LARISSA BODDEN

Defendants.

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

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

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

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

CASE NO 23-DP-33 DIVISION C IN THE INTEREST OF:

DOB: 8/6/2012 D.F. MINOR CHILD NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS TO: JOSE VELASQUEZ, address unknown

YOU ARE HEREBY NOTIFIED that the

HILLSBOROUGH COUNTY

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

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

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 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@fijud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance or immediated. 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 By: /s/ Samuage ___ As Deputy Clerk 11/28-12/19/25LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 25-DR-015000

Division: D

IN RE THE MARRIAGE OF: SALVATORE LOCICERO, Petitioner,

Last Known Address:

and LIUBOV ANATOLLEVNA PARENKO LOCICERO, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: Liubov Anatollevna Parenko Locicero

4517 W. Elm Street, Tampa, FL 33614 YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Maria Obradovich, Esq., Attorney for Petitioner whose address is 11928 Sheldon Road Suite 111, Tampa, FL 33626 on or before 12/29/2025, and file the original with the clerk of this Court at Hillsborough County Courthouse, 800 E. Twiggs Street, Tampa, Florida 33602. before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the re-

lief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided:

Petitioner requests that this Court adjudicate to the Husband exclusive, sole ownership of his 2016 Crysler 300. Petitioner also requests, that this Court ratify Husband's exclusive, sole ownership of the real property located at 4517 W. Elm Street Tampa, FL 33614, legally described as: Lot 26, Block 1, West 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

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

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

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

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

Division: E-P JUAN CARLOS ZAPATA.

Petitioner, and MARIA NEISILIA MEJIA BENITES,

Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT) TO: MARIA NEISILIA MEJIA BENITES

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

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

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

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

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

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

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 RF:

RONALD JAMES MARCUS, JR., Petitioner/Father,

CHRISTINE JESEEKIA HARRISON, Respondent/Mother.

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

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

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

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

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 REPPEL, Deceased.

NOTICE TO CREDITORS

administration of the estate of KELLY REPPEL, 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 surviv-ing spouse is property to which the Flor-ida 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 a copy of this holice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 REPPEI 380 Aruba Circle #201 Bradenton, FL 34209

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

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 High-land Manor Drive, Suite 450, Tampa FL 33610. Application received: 09/25/2025. Proposed activity: Residential. Project name: Firethorn Phase III. Project size: Acres Location: Sect 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 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 <u>www.watermatters.org</u>. 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

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-2025 and entered in Case No. 412025CA000220CAAXMA of the Circuit Court of
the TWELFTH Judicial Circuit in and for
Manatee County, Florida, wherein MILL
CITY MORTGAGE LOAN TRUST 20181, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE is the Plaintiff and ISIAH SMITH, the Defendants.
Angelina Colonneso, Clerk of the Circuit
Court in and for Manatee County, Florida
will sell to the highest and best bidder for will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at

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 un-claimed, 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 par-ticipate 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 sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, 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 flemailservice@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 coldscape of the proper addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is December 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

MANATEE COUNTY

FOR MANATEE COUNTY, FLORIDA Case No.: 2025-CA-2257

AKVM Construction Group, Inc.,

Defendants

Plaintiff,

VS. Sean McAloon and Megan McAloon, Husband and Wife,

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 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 as-sign 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/Irs/ to see if you qualify financially for their services. If they cannot assist you, they may be able to refer you to a local bar referral agency or suggest other options. If you choose to contact the local or nearest legal aid office for assistance, you should do so as soon as possible after receipt of this

If you are a person with a disability who 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 cell 711 impaired, please call 711.

Impaired, please Call 711.
/s/ John P. Fleck, Jr.
John P. Fleck, Jr., Esquire
1111 Ninth Avenue West, Suite C
Bradenton, FL 34205
(941) 749-1832
manateecountylaw@aol.com
Attorney for Plaintiff
Florida Bar No. 355747

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

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP002670AX

IN RE: ESTATE OF MICHAEL L. NICHOLS Deceased.

NOTICE TO CREDITORS

The administration of the estate of MICH-AEL L. NICHOLS, deceased, whose date of death was May 5, 2024; File Number 2025CP002670AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Rev 26400 Redoctor El 23206 The fice 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 NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PE

RIOD SET FORTH ABOVE, ANY CLAIM

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 filling fee. It must be in proper form required filing fee. It must be in proper form and have a proof of service on the plaintiff's attorney or, if the plaintiff does not have an attorney, proof of service on the plaintiff.

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

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

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

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

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

ORANGE COUNTY

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

Case No.: 2025-CA-009514-O

CANDICE SCOTT, Plaintiff,

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 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.

NOTICE OF ADMINISTRATIVE COMPLAINT

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

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)

LA GACETA/Friday, December 12, 2025/Page 27

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 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

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020749 PALM FINANCIAL SERVICES, LLC,

BRUCE CHAVIS; TAUNUS D. CHAVIS

NOTICE OF DEFAULT AND INTENT TO TO: Bruce Chavis Bryant, AR 72019 Taunus D. Chavis 4626 Springhill Rd Bryant, AR 72019-6339 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 0.8211% interest in Unit 14B of 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

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$3,183.05, plus interest (calculated by multiplying \$1.07 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 secured by the Claim of Lien. The Manley Law Firm LLC

Jordan A. Zeppetello, Esq. Michael E. Carleton, Esq. Jasmin Hernandez, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1025657

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020750 PALM FINANCIAL SERVICES, LLC,

THOMAS E. GRESS; CYNTHIA L. Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Thomas E. Gress 422 Shadow Creek Lane Manakin Sabot, VA 23103 Cynthia L. Gress 220 ROSELAND AVE Essex Fells, NJ 07021-1124 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

Springs Resort described as:
An undivided 0.5474% interest in Unit An undivided 0.54/4% interest in Unit 15A of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Elorida, and all amendments. Florida and all amendments

Ownership Interest at Disney's Saratoga

County. thereto (the 'Declaration')
The default giving rise to

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 \$3,182.84, plus interest (calculated by multiplying \$1.07 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

The Manley Law Firm LLC
Jordan A. Zeppetello, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
Jasmin Hernandez, Esq.
STrustee pursuant to Fla. Stat. §721.82 P O Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1025660

ORANGE COUNTY

PROCEEDING NONJUDICIAL FORECLOSE CLAIM OF TRUSTEE LIEN FILE NO.: 25-020752 PALM FINANCIAL SERVICES, LLC, TIMOTHY A. HILL; KATHY M. HILL

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Timothy A. Hill 337 Branson Rd Roanoke, TX 76262-6153 Kathy M. Hill 6 VILLA CT

Wichita Falls, TX 76308-4650 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 0.4598% interest in Unit

61A of 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')

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 \$2,793.28. plus interest (calculated by multiplying \$0.90 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

The Manley Law Firm LLC
Jordan A. Zeppetello, Esq.
Michael E. Carleton, Esq.
Jamin Hornandor, 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 11080-1025662

PROCEEDING LAIM OF LIE NONJUDICIAL ING TO LIEN BY FORECLOSE CLAIM
TRUSTEE FILE NO: 25-020753 PALM FINANCIAL SERVICES, LLC, Lienholder,

DONNA L. HOVEY Obligor

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Donna L. Hovey 15 KIMBALL LN

Casco, ME 04015-3826
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare

Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:
An undivided 0.4379% interest in Unit 61A of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County Florida and all amendments

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

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure receint 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 \$2,792.68, plus interest (calculated by multiplying \$0.86 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

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 Fax: 614-220-5613 11080-1025663

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020754 PALM FINANCIAL SERVICES, LLC, Lienholder

WARREN W. LINDSAY; TAMMI S. LINDSAY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

ORANGE COUNTY

TO: Warren W. Lindsay 2003 Chita Ct Temple Hills, MD 20748-7028 Tammi S. Lindsay 2003 Chita Ct

Temple Hills, MD 20748-7028 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 0.5189% interest in Unit 46B of 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 \$2,057.59, plus interest (calculated by multiplying \$0.63 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 indemonstrate the costs of the proceeding. 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.
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 11080-1025664

NONJUDICIAL PROCEEDING TO AIM OF LIEN BY FORECLOSE CLAIM OF TRUSTEE FILE NO.: 25-020755 PALM FINANCIAL SERVICES, LLC, Lienholder,

CAROLINE W. LAROSILIERE

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Caroline W. Larosiliere 6200 GOLD YARROW LANE

Upper Marlboro, MD 20772-0000
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services II C for the pure and a service II C for the pure and a services II C for the pure a 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 0.3941% interest in Unit ATI undivided 0.3941/6 Interest In Unit 47B of 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 \$2,445.92, plus interest (calculated by multiplying \$0.77 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 even if the proceeds from the sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.
The Manley Law Firm LLC

Ine 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 11080-1025665

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020756 PALM FINANCIAL SERVICES, LLC, Lienholder,

MARIA L. GABINETE

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Maria L. Gabinete 125 BEECH ST Belleville, NJ 07109-2803 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:

Springs Resort described as:
An undivided 0.4379% interest in Unit
48A of Disney's Saratoga Springs
Resort, a leasehold condominium
(the "Condominium"), according to the
Declaration of Condominium thereof as

ORANGE COUNTY

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 \$2,343.02, plus interest (calculated by multiplying \$0.77 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 even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts are insufficient to offset it secured by the Claim of Lien. The Manley Law Firm LLC Jordan A. Zeppetello, Esq. Michael E. Carleton, Esq. Jacobic Hornandoz, Esq. Jacobic Hornandoz, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82

Fax: 614-220-5613 11080-1025666 PROCEEDING CLAIM OF LIE NONJUDICIAL FORECLOSE TRUSTEE FILE NO.: 25-020757 PALM FINANCIAL SERVICES, LLC, Lienholder.

P. O. Box 165028 Columbus, OH 43216-5028

Telephone: 407-404-5266

CRAIG S. PORTER; JILL C. PORTER

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Craig S. Porter
9760 E DOUBLETREE RANCH RD Scottsdale, AZ 85258-5625 Jill C. Porter

9760 E DOUBLETREE RANCH RD

Scottsdale, AZ 85258
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

An undivided 0.3503% interest in Unit 23B 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 Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,283.20, plus interest (calculated by multiplying \$0.68 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.
Jas Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, 0H 43216-5028
Telephone: 407,404,5366 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1025667

NONJUDICIAL PROCEEDING TRUSTEE FILE NO.: 25-020758 PALM FINANCIAL SERVICES, LLC,

SUZANNE C. TUCCI; ANTHONY J. Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Suzanne C. Tucci 227 E 7th Ave Conshohocken, PA 19428-1724 Anthony J. Tucci 227 E 7TH AVE Conshohocken, PA 19428-1724

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 Disnev's Saratoga Springs Resort described as:

An undivided 0.7751% interest in Unit

101B of Disney's Saratoga Springs Resort. a leasehold condominium 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

ORANGE COUNTY

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 \$2,772.49, plus interest (calculated by multiplying \$0.90 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.

PROCEEDING TO LAIM OF LIEN BY NONJUDICIAL FORECLOSE CLAIM OF FILE NO.: 25-020759 PALM FINANCIAL SERVICES, LLC.

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 11080-1025669

SUZANNE C. TUCCI; ANTHONY J. Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Suzanne C. Tucci 227 E 7th Ave Conshohocken, PA 19428-1724 Anthony J. Tucci 227 E 7TH AVE Conshohocken, PA 19428-1724
The Manley Law Firm LLC has been appointed as trustee by Palm Financial

Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare

Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:
An undivided 0.2792% interest in Unit 51B of Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County Florida and all amendments County, Florida, and all amendments thereto (the 'Declaration')
The default giving rise to these

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 and the procedure only upon receipt of an analysis. 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 of this Notice with 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 \$2,274.17, plus interest (calculated by multiplying 10.07) interests. \$0.67 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

are insufficient to oriset 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 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax: 614-220-5613 11080-1025670

PROCEEDING CLAIM OF LIE NONJUDICIAL FORECLOSE TRUSTEE FILE NO.: 25-020763 PALM FINANCIAL SERVICES, LLC, Lienholder.

ROSEMARY PAGNANO

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Rosemary Pagnano 6607 COCHISE DR Indianhead Park, IL 60525-4328
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 0.9854% interest in Unit 28A of Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, 2

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 \$3,718.97, plus interest (calculated by multiplying \$1.28 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. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Fax. 214-220-5613

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020764 PALM FINANCIAL SERVICES, LLC,

11080-1025671

vs. RICHARD A. HULETT; SHARON L. HULETT Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Richard A. Hulett 57 Huddlestone Cir Roseville, CA 95661-2544 Sharon L. Hulett 719 SPRUCE AVE Wheatland, CA 95692

Wheatland, CA 95692
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 0.5255% interest in Unit 268 of Disney's Saratoga Springs

An undivided 0.3255% interest in Unit 26B of 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')

Page 4659, Public Records of Orlange 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 \$2,595.13, plus interest (calculated by multiplying \$0.79 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 leards a Agenetable Eco

are insufficient to oriset the amounts secured by the Claim of Lien.
The Manley Law Firm LLC
Jordan A. Zeppetello, Esq.
Michael E. Carleton, Esq.
Jasmin Hernandez, Esq.
Jasmin Hernandez, Esq.
as Trustee pursuant to Fla. Stat. §721.82
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 407-404-5266
Fax: 614-220-5613
11080-1025672

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020773 PALM FINANCIAL SERVICES, LLC, Lienholder.

vs. RAY B. DURAN; SONYA K. PAGDILAO

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Ray B. Duran
18907 23rd Avenue Ct E
Tacoma, WA 98445
Sonya K. Pagdilao
18907 23rd Avenue Ct E
Tacoma, WA 98445-4296
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:
An undivided 0.3503% interest in Unit 72B 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 \$2,172.76, plus interest (calculated by multiplying \$0.63 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.

ORANGE COUNTY

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 11080-1025673

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020774 PALM FINANCIAL SERVICES, LLC, Lienholder,

MEREDITH L. ARMSTRONG; SCOTT J. ARMSTRONG Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Meredith L. Armstrong
34203 Singletary Rd
Myakka City, FL 34251-9535
Scott J. Armstrong
8107 SPRING MARSH DR
University Park, FL 34201-2085
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

Ownership interest at Disley's Salatoga Springs Resort described as:
An undivided 0.4927% interest in Unit 79A 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 theories (the Declaration).

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 \$3,811.00, plus interest (calculated by multiplying \$1.26 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.

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
11080-1025674

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020775 PALM FINANCIAL SERVICES, LLC, Lienholder,

vs. RICHARD KAPPES; KRISTINA M. KAPPES Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Richard Kappes
13604 VINCENT WAY
Bowie, MD 20715-6021
Kristina M. Kappes
13604 VINCENT WAY

1304 VINCENT WAY
Bowie, MD 20715
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 0.5912% interest in Unit 77A 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 \$3,372.10, plus interest (calculated by multiplying \$1.15 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.
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

ORANGE COUNTY

11080-1025675

JEREMY R. ISAAC

Obligor

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020776 PALM FINANCIAL SERVICES, LLC, Lienholder,

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Jeremy R. Isaac
3831 E DOUGLAS AVE
Des Moines, IA 50317-4562
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

An undivided 0.4379% interest in Unit 72A 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 \$2,655.68, plus interest (calculated by multiplying \$0.86 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

11080-1025676

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE
FILE NO.: 25-020777
PALM FINANCIAL SERVICES, LLC,

Lienholder, vs.
OCTAVIO CAVAZOS; LC

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

OCTAVIO CAVAZOS; LORENA CAVAZOS Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Octavio Cavazos
36865 N Rosedale Ave
Gurnee, IL 60031-1129
Lorena Cavazos
36865 N Rosedale Ave
Gurnee, IL 60031-1129
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting

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 0.3284% interest in Unit 105A of the Disney's Saratoga Springs

Ownership Interest at Disney's Saratoga Springs Resort described as: An undivided 0.3284% interest in Unit 105A 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')

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 \$2,155.34, plus interest (calculated by multiplying \$0.64 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

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, 0H 43216-5028
Telephone: 407-404-5266
Fax: 614-220-5613
11080-1025677

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020778 PALM FINANCIAL SERVICES, LLC, Lienholder, vs.

OCTAVIO CAVAZOS: LORENA

vs. OCTAVIO CAVAZOS; LORENA CAVAZOS Obligor

ORANGE COUNTY

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Octavio Cavazos
36865 N Rosedale Ave
Gurnee, IL 60031-1129
Lorena Cavazos
36865 N Rosedale Ave
Gurnee, IL 60031-1129

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 0.5634% interest in Unit 147C 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

Ine 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 \$2,355.82, plus interest (calculated by multiplying \$0.73 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.

Jordan A. Zeppeteilo, 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 11080-1025679

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020780 PALM FINANCIAL SERVICES, LLC, Lienholder,

BRIAN R. MAY; KRISTINA A. MAY Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Brian R. May
4016 N HARMON AVE
Peoria, IL 61614-6635
Kristina A. May
W346n6701
Whittaker Rd

Oconomowoc, WI 53066
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 Flac Stat. \$721.855 on the following Timeshare Ownership Interest at Disney's Saratoga

Ownership Interest at Disney's Saratoga Springs Resort described as:
An undivided 0.4927% interest in Unit 106A of the Disney's Saratoga Springs Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 7419, Page 4659, Public Records of Orange County, Florida and all amendments

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

The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$3,370.10, plus interest (calculated by multiplying \$1.11 times the number of days that have elapsed since November 19, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

The Manley Law Firm LLC Jordan A. Zeppetello, Esq. Michael E. Carleton, Esq.

Ine 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
11080-1025680

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020781 PALM FINANCIAL SERVICES, LLC, Lienholder, VS.

BRIAN R. MAY; KRISTINA A. MAY Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Brian R. May 4016 N HARMON AVE Peoria, IL 61614-6635 Kristina A. May W346n6701 Whittaker Rd Oconomowoc, WI 53066

ORANGE COUNTY

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 0.4927% interest in Unit 102A 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

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 \$3,345.10, plus interest (calculated by multiplying \$1.11 times the number of days that have elapsed since November 19, 2025), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts secured by the Claim of Lien.

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. Jasmich 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 11080-1025682

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020782 PALM FINANCIAL SERVICES, LLC, Lienholder,

VS. DOUGLAS HUGDAHL; CONSTANCE HUGDAHL Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Douglas Hugdahl
723 PARADISE LN
Libertyville, IL 60048
Constance Hugdahl
723 PARADISE LANE
Libertyvail, IL 60048

Libertyvail, IL 60048
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:
An undivided 0.6569% interest in Unit

An Undivided 0.659% littletest in Unit 107B 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')

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 \$4,680.44, plus interest (calculated by multiplying \$1.71 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.

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
11080-1025683

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020783 PALM FINANCIAL SERVICES, LLC, Lienholder.

VS.
DOUGLAS HUGDAHL; CONSTANCE
HUGDAHL
Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
TO: Douglas Hugdahl
723 PARADISE LN
Libertyville, IL 60048
Constance Hugdahl
723 PARADISE LANE
Libertyvail, IL 60048
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting

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 0.4817% interest in Unit 117A of the Disney's Saratoga Springs Resort. а 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 \$2,882.96, plus interest (calculated by multiplying \$0.94 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, Esa Jashin Herhandez, 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 11080-1025684

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE
FILE NO.: 25-020785
PALM FINANCIAL SERVICES, LLC, Lienholder,

JOHN SCHMIDT Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: John Schmidt 599 Lake Meade Dr East Berlin, PA 17316

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 0.3284% interest in Unit 106B 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 data 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 \$2,145.84, plus interest (calculated by multiplying \$0.64 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 11080-1025685

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020788 PALM FINANCIAL SERVICES, LLC, Lienholder,

LIMOSNERO; NINETTE MICHAEL LIMOSNERO Obligor

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Michael Limosnero 3011 BRIMHALL DRIVE Los Alamitos, CA 90720 Ninette Limosnero 3011 BRIMHALL DR

Los Alamitos, CA 90720 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as:

An undivided 0.6139% interest in Unit 72A 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 Florida and all amendments

County, Florida and all amendments thereto (the 'Declaration')
The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering

ORANGE COUNTY

the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of or this Notice until the Trustee's sale or the Timeshare Ownership Interest. The Claim of Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,779.21, 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. 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 11080-1025686

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020794 PALM FINANCIAL SERVICES, LLC,

MOHAMAD R. OMRAN

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Mohamad R. Omran

19 LEDGEWOOD FARM DR Cohasset, MA 02025-2126 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as:

An undivided 0.4379% interest in Unit 112B 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 \$2,643.58, plus interest (calculated by multiplying \$0.86 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 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

11080-1025689 NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020796
PALM FINANCIAL SERVICES, LLC,

EDWARD DUNN, III; MARILYN K. DUNN

NOTICE OF DEFAULT AND INTENT TO RECLOS TO: Edward Dunn. III 10721 WILLIAMS RD Thonotosassa, FL 33592-3553 Marilyn K. Dunn 10721 WILLIAMS RD

Thonotosassa, FL 33592
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 a Trustee Froecosure and sale under Fila. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as: An undivided 0.4604% interest in Unit 113D of the Disney's Animal Kingdom Villas (the Disney's Animal Kingdom Citical Control of the Disney's Animal Kingdom (the Disney's Animal Kingdo

a leasehold condominium (the ominium"). according to 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')

foult giving rise to these The default giving rise to these proceedings is the failure of the Obligor to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Claim of Lien of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice until the Trustee's sale of the Timeshare Ownership Interest. The Claim of Lien may be cured by sending

ORANGE COUNTY

certified funds to the Trustee payable to the Lienholder in the amount of \$1,517.22, plus interest (calculated by multiplying \$0.36 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 11080-1025699

NUNJUDICIAL PROCEEDING FORECLOSE CLAIM OF LIEN TRUSTEE FILE NO. C. . LIEN BY FILE NO.: 25-020797 PALM FINANCIAL SERVICES, LLC, Lienholder,

ANN E. ROBINSON Obligor

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE**

FORECLOSE
TO: Ann E. Robinson
810 WINDSOR DR
Cinnaminson, NJ 08077-3717
The Manley Law Firm LLC has been appointed as trustee by Palm Financial
Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare

Ownership Interest at Disney's Animal Kingdom Villas described as:
An undivided 0.3274% interest in Unit 54 of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to 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 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 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 \$2,441.58, plus interest (calculated by multiplying \$0.77 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 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

NONJUDICIAL PROCEEDING TRUSTEE
TRUSTEE
NO.: 25-020798 FORECLOSE CLAIM OF LIEN BY PALM FINANCIAL SERVICES, LLC,

11080-1025703

WARDELL S. HOLT, II; RACHELLE I. Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Wardell S. Holt, II 130 W ALBEMARLE AVE Lansdowne, PA 19050-1105 Rachelle I. Holt 130 W ALBEMARLE AVE

Lansdowne, PA 19050-1105
The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as: Kingdom Villas described as: An undivided 0.4429% interest in Unit

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

County, Florida and a 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 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 \$2,460.58, plus interest (calculated by multiplying \$0.77 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 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.

ORANGE COUNTY

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 11080-1025706

NONJUDICIAL PROCEEDING FORECLOSE CLAIM OF LIEN TRUSTEE FILE NO.: 25-020799 PALM FINANCIAL SERVICES, LLC, Lienholder.

STEPHEN C. MONTMARQUETTE, JR.; BARBARA A. MONTMARQUETTE

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Stephen C. Montmarquette, Jr. 1220 Roth Dr Joliet, IL 60431-7532 Barbara A. Montmarquette 1220 ROTH DR Joliet. IL 60431

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

An undivided 1.3681% interest in Unit 11 of the Disney's Animal Kingdom Villas a Jeasehold condeminium (the

Villas, a leasehold condominium "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9077 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 \$3,179.13, plus interest (calculated by multiplying \$1.08 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 of the proceeds from the Trustee's 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

NONJUDICIAL **PROCEEDING** FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020800 PALM FINANCIAL SERVICES, LLC, Lienholder,

WAYNE BARBOZA

11080-1025707

Obligor

NOTICE OF DEFAULT AND INTENT TO FORECLOSE TO: Wayne Barboza 49 FLORENCE ST Fall River, MA 02720-3906 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare

Ownership Interest at Disney's Saratoga Springs Resort described as: An undivided 0.4379% interest in Unit 93C 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 sulting 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 \$2,643.58 plus interest (calculated by multiplying \$0.86 times the number of days that have elapsed since November 19 2025) plus 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 11080-1025712

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020801

ORANGE COUNTY

PALM FINANCIAL SERVICES, LLC, Lienholder, WAYNE BARBOZA

Obligor

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Wayne Barboza 49 FLORENCE ST

49 FLORENCE ST Fall River, MA 02720-3906 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as: An undivided 0.3069% interest in Unit

18 of the Disney's Animal Kingdom Villas, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as Dectaration of Conforminism therefor 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 11080-1025715

PROCEEDING CLAIM OF LIE NONJUDICIAL FORECLOSE TRUSTEE LIEN FILE NO.: 25-020802 PALM FINANCIAL SERVICES, LLC, Lienholder,

WAYNE BARBOZA Obligor

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Wayne Barboza 49 FLORENCE ST

49 FLORENCE ST Fall River, MA 02720-3906 The Manley Law Firm LLC has been appointed as trustee by Palm Financial Services, LLC for the purpose of instituting a Trustee Foreclosure and Sale under Fla. Stat. §721.855 on the following Timeshare

Ownership Interest at Disney's Animal Kingdom Villas described as:
An undivided 0.3069% interest in Unit 113A 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,

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 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, \$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 11080-1025717

NUNJUDICIAL PROCEEDING FORECLOSE CLAIM OF LIEN TRUSTEE FILE NO.: 25-020803 PALM FINANCIAL SERVICES, LLC, Lienholder.

WAYNE BARBOZA Obligor

NOTICE OF DEFAULT AND INTENT TO **FORECLOSE** TO: Wayne Barboza 49 FLORENCE ST Fall River, MA 02720-3906 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.

Marie Thomas, 735 HILLSIDE DR, West Chester, PA 19380-2359 and Davis Owen Thomas Jr, 735 HILLSIDE DR, West Chester, PA 19380-2359; VOI: 304362-01; TYPE: Annual: POINTS: 95700: TOTAL \$41,679.98; PER DIEM: \$13.28; NOTICE DATE: December 1, 2025 OBLIGOR: Marcus John Taylor, 3162 GWIN OAKS DR, Lawrenceville, GA 30044-5109 and Zaneta Rene Taylor, 3162 GWIN OAKS DR, Lawrenceville, GA 30044-5109; VOI: 306507-01; TYPE: Annual; POINTS: 44000; TOTAL: \$18,305.11; PER DIEM: \$5.65; NOTICE DATE: December 1, 2025 OBLIGOR: Melissa Dawn Duncan, 1012 MISTY STREAM DR, Cincinnati, OH 45231-7541 and Fred Arthur Duncan, 1012 MISTY STREAM DR, Cincinnati, OH 45231-7541; VOI: 308655-01; TYPE: Annual; POINTS: 86000; TOTAL: 34,405.53; PER DIEM: \$10.34; NOTICE DATE: December 1, 2025 File Numbers: 25-022262, 25-022265, 25-022266, 25-022268, 25-022273

TRUSTEE'S NOTICE OF SALE TO: (See

MDK-61607

Exhibit A-Obligor) Notice is hereby given that on January 8, 2026 at 11:00AM, in the offices of The Manley Law Firm LLC, 122 W. Pine Street, Suite 300, Orlando, FL 32801, the following described Timeshare Ownership Interests at Flex Vacations Condominium will be offered for sale: 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 the sale is the failure to make payments as set forth in the Mortgage in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company encumbering the Timeshare Ownership Interest recorded (See Exhibit A- Date Rec.) as Document No. (See Exhibit A-Doc. No.) of the Public Records of Orange County, Florida. The amount secured by the Mortgage is the principal due in the amount of \$(See Exhibit A-Principal), together with interest accruing on the principal amount due at a per diem of \$(See Exhibit A-Per Diem), and together with the costs of this proceeding and sale, for a total amount due as of the date of the sale of \$(See Exhibit A-Total). The Obligor has the right to cure this default and any junior interestholder may redeem its interest up to the date the Trustee issues the Certificate of Sale, by sending certified funds to the Trustee payable to the Lienholder in the amount of \$(See Exhibit A-Total). Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Any person, other than the Obligor as of the date of recording this Notice of Sale, claiming an interest in the surplus from the sale of the above property, if any, must file a claim. The successful bidder may be responsible for any and all unpaid condominium assessments that come due up to the time of transfer of title, including those owed by the Obligor or prior owner. If the successful bidder fails to pay the amounts due to the Trustee to certify the sale by 5:00 p.m. the day after the sale, the second highest bidder at the sale may elect to purchase the timeshare ownership interest. Jordan A Zeppetello, ownership interest. Jordan A Zeppeteilo, 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: Michael R. M. Cungana 6 LINDAL AV Scarborquish 5613 Exhibit A OBLIGOR: Michael R. M. Cunanan, 6 LINDAL AV., Scarborough M1L 1W8 Canada and Maria Cunanan, 6 LINDAL AV, Scarborough MIL 1W8 Canada; VOI: 292006-01, 292006-02; TYPE: Annual, Annual; POINTS: 81000, 81000; DATE REC.: June 21, 2022; DOC NO.: 20220386264; TOTAL: \$47,159.36; PER DIEM: \$14.13 OBLIGOR: Marshann Clark, 7414 MILEY ST, Houston, TX 77028 and Bernard Elliott Clark, 7414 MILEY ST, Houston, TX 77028; VOI: 320434-01; TYPE: Annual; POINTS: 46000; DATE REC.: September 30, 2024; DOC NO.: 20240562802; TOTAL: \$26,294.43; PER DIEM: \$8.27 OBLIGOR: Monica Quiroga Ferri, URBANIZACION \$26,294.43; PER DIEM: \$8.27 ÖBLIGOR: 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 Prensa 2777 (n51-163) Y Florida Quito, Quito Ecuador and Miguel Antonio Yoncon Changkuon, AV PRENSA 2777, Quito Ecuador and Vicente Alfonso Yoncon Wong, Av Prensa Vicente Alfonso Yoncon Wong, Av Prensa 2777 (n51-163) Y Florida Quito, Quito Ecuador; VOI: 324812-01; TVPE: 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 Nontier Villardal, Loffas Def Mortle 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

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

NOTICE TO CREDITORS

e 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

(Continued on next page)

ORANGE COUNTY Stat. §721.855 on the following Timeshare Ownership Interest at Disney's Animal Kingdom Villas described as:

undivided 0.6139% 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. recorded in Official Records Book 90/7, 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 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 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

PROCEEDING NONJUDICIAL NONJOURIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE FILE NO.: 25-020808 PALM FINANCIAL SERVICES, LLC, Lienholder,

ANTHONY V. FARRELL Obligor

P. O. Box 165028

11080-1025724

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

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 the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right county, Fronta. 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 data 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 costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's sale of the Timeshare Ownership Interest are insufficient to offset the amounts

are insufficient to offset it 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 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 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 in the Trust Association, together with its appurtenances including use rights appurtenances including use rights the Trust Property and ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan, and subject to the Flex Collection Plan, and subject to the Fiex Conection.

Declaration of Vacation Ownership Plan

" or recorded in Official ('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, restrictions, limitations, reservations, easements and other matters of record... The default giving rise to these proceedings

ORANGE COUNTY

is the failure of the Obligors (See Exhibit A Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare the Mortgage encumbering the Timesnare 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 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 Angelil, 2101 WALMSLEY DR, Wilmington, DE 19808-4846; VOI: George Angelil, 2101 WALMSLEY DR, Wilmington, DE 19808-4846; VOI: 509503-01; TYPE: Annual; POINTS: 67100; TOTAL: \$17,871.53; PER DIEM: 67100, TOTAL: \$17,671.53, PER DIEIM: \$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 DIEIM: \$11,94; NOTICE DATE: November 25, 2025 Eigh, Numbers: 25, 20218. 2025 File Numbers: 25-022188, 25-

MDK-61600

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 §721.856 on the following Ownership Interest at Flex Vacation Ownership Plan Fla Stat Collection 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 the apputenances including use rights. 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 unitary billoction, and the Trustee production the Trustee production. 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. 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 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 OBI IGOR: DATE: December 1, 2025 OBLIGOR: Bradley P. Heintz, 33156 7TH ST, Union City, CA 94587 and Kristin W. Heintz, City, CA 34367 alid NISIII W. Hellitz, 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 CORPORTATION 20216 N. BIMA P. SUITE 109: #1041 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 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

NOTICE OF DEFAULT AND INTENT

MDK-61606

ORANGE COUNTY 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 Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. 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), the costs of this proceeding. The Ob

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 Valdaz Resid 2015 SAVANNAHS TRAIL 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

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: Perez, 300 c CLOVER PARR 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: \$10.256.32; DEP. DIEM: \$2.49; NOTICE

MDK-61555

\$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, 25-25-022203, 25-022 022211, 25-022264

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 or VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223. Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor Exhibit A-Notice Date) until the Trustee's 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, ÖH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: Raul Mata, 128 74TH ST APT 2, North Bergen, NJ 07047-5813 and Rosa E. Coronel-Sanchez, 128 74TH ST APT 2, North Bergen, NJ 07047-5813; VOI: 269123-01; TYPE: Annual; POINTS: 37000; TOTAL: \$11,436.00; PER DIEM: \$3.48; NOTICE DATE: December 1, 2025 OBLIGOR: Glen Harlow Davidson Jr., sale of the Timeshare Ownership Interest

OBLIGOR: Glen Harlow Davidson Jr., 6430 TALLADAY RD, Milan, MI 48160

6430 TALLADAY RD, Milati, Mil 45100-8814 and Cynthia Lynn Davidson, 6430 TALLADAY RD, Milan, MI 48160-8814; VOI: 276155-04, 276155-05; TYPE: Annual, Annual, Annual, Annual, Annual, Annual; POINTS:

ORANGE COUNTY 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, 022242, 25-022249, 25-022257 MDK-61589 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 following Timeshare Ownership Interest at Flex Vacations Condominium described

as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County. Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure of the Obligors (See Exhibit A – Obligor) to make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The foreclosure of the Mortgage of the Obligor in this notice shall be subject to the judicial foreclosure procedure only upon receipt of an objection form. The Obligor has the right to cure the default any time after the date of this Notice (See Exhibit A-Notice Date) until the Trustee's sale of the Timeshare Ownership Interest. The Mortgage may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date of this Notice), plus the costs of this proceeding. The Obligor will not be subject to a deficiency judgment even if the proceeds from the Trustee's 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-MDK-61562

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 NOTICE OF DEFAULT AND INTENT Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration.. The default giving rise to these proceedings is the failure of the Obligors (See Exhibi 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 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: Katrina Wilma Preble 375 CITATION Katrina Wilma Preble, 3753 CITATION WAY UNIT 425, Myrtle Beach, SC 29577; VOI: 302080-01; TYPE: Annual; POINTS: 25800; TOTAL: \$12,709.61; PER DIEM: \$3.91; NOTICE DATE: December 1, 2025 OBLIGOR: Rhonda Smith Green, 103 GARDEN DR, Mc Cormick, SC 29835-3318: VOI: 303740-01; TYPE: Annual; POINTS: 44000; TOTAL: \$20,639.11; PER DIEM: \$6.77; NOTICE DATE: December 1, 2025 OBLIGOR: Eva

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

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

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

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

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

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

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

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

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

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

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

MOHAMMED LARHOUASLI MARRAKCHI Petitioner,

DOUAAE EL KANDRI Respondent.

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

TO: DOUAAE EL KANDRI Last known address:

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

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

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

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

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

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

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

OSCEOLA COUNTY

NOTICE OF ADMINISTRATIVE COMPLAINT OSCEOLA COUNTY

To: ZION REID

Case No.: CD202409030/D 3436543 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

OSCEOLA COUNTY

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

NOTICE OF SUSPENSION **OSCEOLA COUNTY**

To: TADRE M. WILLIAMS Case No.: CD202508557/D 3501412

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

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

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

CIVIL DIVISION CASE NO. 2025 CA 002132 MF DIVISION 20B

BRIGHTHOUSE LIFE INSURANCE COMPANY F/K/A METLIFE INSURANCE COMPANY USA. Plaintiff,

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)

NOTICE OF ACTION

TO: KATTIA JONES Last Known Address: 4668 Huron Bay Cir, Kissimmee, FL 34759 Current Address: N/A Previous Address: N/A

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

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

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

LOT 51, SOUTHPORT BAY, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 25 AND 26. OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

This property is located at the street address of: 4668 Huron Bay Cir, Kissimmee, FL 34759.

YOU ARE REQUIRED to serve a copy of vour 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, 260, Peachtree Corners. and file the original with this Court either before service on Plaintiff's Attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.

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

IN ACCORDANCE WITH THE AMERI-CAN'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

WITNESS my hand and the seal of the court on December 3 2025.

Kelvin Soto, Esq. Clerk of The Circuit Court Attorney for Plaintiff: Attorney for Frantini.
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, 745 Phone: 404-474-7149 ServiceFL@mtglaw.com

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

PASCO COUNTY

PASCO COUNTY

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

Case No.: 2025-CA-787

In Re: RICHARD GRAVES o/b/o SHIRLEY GRAVES, **Plaintiffs**

NORA M. DONAGHY and NORA GRAVES, Defendants.

NOTICE OF ACTION

TO: NORA M. DONAGHY and NORA GRAVES Last Known Address: Unknown Current Address: Unknown

YOU ARE NOTIFIED that an action for Quiet Title via Adverse Possession on the following property in Pasco County,

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.

has been filed against you and you are re-quired 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 the fore January 12th Complaint, Due on or before January 12th.

This notice shall be published once a week for four consecutive weeks in La Gaceta.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 Pichey, El 34654 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.

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 12/12-1/2/26 4T

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

CASE NO.: 2025CC006242CCAXES

HERITAGE HILLS OF PASCO HOMEOWNERS ASSOCIATION, INC.,

JEFFREY ALDERMAN FRANKLIN and SHARDEY LORETTA WALKER, Defendant(s).

NOTICE OF ACTION

TO: SHARDEY LORETTA WALKER 13856 Wineberry Drive Dade City, FL 33525

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

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.

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 re-lief demanded in the Complaint or petition.

each week for two consecutive weeks in La Gaceta

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this Notice of Action please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, 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 accompand to far this parties. commodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services

WITNESS my hand and the seal of this Court on December 9, 2025. By: /s/ Nikki Alvarez-Sowles

Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff B|R File: 020151.00010

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

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

PASCO COUNTY

FILE NUMBER: 25-CP-001696

IN RF. THE ESTATE OF ARTHUR WILLIAM FROTTEN. aka ARTHUR W. FROTTEN, aka ARTHUR FROTTEN,

NOTICE TO CREDITORS

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 of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other

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

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

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

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

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

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

Personal Representative: Janet Frotten 4217 Chase Dr Wesley Chapel FL 33543

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

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001924-ES Division: Probate

IN RE: ESTATE OF WILLIAM L. SHERLOCK Deceased.

NOTICE TO CREDITORS

The administration of the estate of WIL-LIAM 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.

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

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

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

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

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

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

Thomas L. Sherlock 6201 N. Caldwell Avenue Chicago, IL 60646 Attorney for Personal Representative:

Paul James Monsanto, Esq. Florida Bar Number: 1025961 26852 Tanic Drive, Suite 102 Wesley Chapel, FL 33544 Telephone: (813) 997-5290 E-Mail: paul@pjmattorneys.com 12/12-12/19/25I G 2T

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

FAMILY LAW DIVISION Case No.: 25-DR-005414-ES

DYLAN BORDELON, Petitioner/Father, and

PASCO COUNTY

ALEXIA ELLIOTT.

Respondent/Mother. NOTICE OF ACTION FOR VERIFIED PETITION TO ESTABLISH ATERNITY, PARENTING PLAN, CHILD SUPPORT, AND FOR RELATED RELIEF

TO: ALEXIA ELLIOTT ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action TO ESTABLISH PATERNITY, PARENTING PLAN, CHILD SUPPORT, AND FOR RE-LATED 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., 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

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

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

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

Dated 12/8/2025 Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk Quattrone Family Law

12/12-1/2/26 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000712CPAXWS

IN RE: ESTATE OF CATHERINE M. PERUSICH

NOTICE TO CREDITORS

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 address of the personal representative 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 THE NOTICE

LICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE

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

The date of first publication of this notice

is December 12, 2025. Personal Representative: LAURA L. YASAK 6441 Bush Place Downers Grove, IL 60515

Personal Representative's Attornevs 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 -ax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com

12/12-12/19/25LG 2T IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2024CA000167CAAXES

WILMINGTON SAVINGS FUND SOCI-ETY, FSB, NOT IN ITS INDIVIDUAL CA-PACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2022-R3 Plaintiff.

VS.

ULRICK GERMAIN, et al, Defendants

NOTICE OF SALE **PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to Amended Final Judgement dated October 4 2025 and entered in Case No. 2024CA-4, 2025 and entered in Case No. 2024CA000167CAAXES 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 HOM-EOWNERS 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)

PASCO COUNTY

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:

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.

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 Purchase 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 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 needs an accommodation in order to parat 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

DATED at Pasco 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 flemailservice@rlselaw.com

By: /s/ Brittany L. Harvey Brittany L. Harvey, Esq. Florida Bar No. 124795 TL/103729

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

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

CASE NO. 2025CP2052ES

IN RE: ESTATE OF GLENN ANGELO RIDDLE. Deceased

NOTICE TO CREDITORS

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.

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

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

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

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

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

Signed on this 9th day of December, 2025.

/s/ Gerald Collette Gerald Collette. Petitioner 16703 Early Riser Ave Land O Lakes FL 34638-0192 727-457-0300 jerrycollette@gmail.com

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

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

Case No. 25-CP-001712

IN RE: ESTATE OF BERNICE ALICE COLLINS,

NOTICE TO CREDITORS

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

PASCO COUNTY

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.

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

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 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 the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERI-ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

ALL CLAIMS NOT FILED WITHIN THE

DEATH IS BARRED. The first date of publication is December

Personal Representative: Anthony Stokes 10625 Scenic Hollow Drive Riverview, Florida 33578

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

12/12-12/19/25LG 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 2, LLC 142 W Platt St Tampa, FL 33606

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

12/12/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001265 Division Probate

IN RE: ESTATE OF MICHAEL WILLIAM WEBER

NOTICE TO CREDITORS

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.

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 against deceeled a scale in the life included 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 property to which the Florida Uniform isposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732 2211 Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representative: TARA RICKERT 41 Washington St Peru, NY 12972

Attorney for Personal Representative:

PASCO COUNTY

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

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

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District (SWFWMD) has received an Application for an individual ERP Permit No. 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 in-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 admin-istrative 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 web site at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

12/12/25LG 1T

NOTICE OF APPLICATION RECEIVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the South-west Florida Water Management District has received Environmental Resource permit application number 931437 from Palmetto Ridge Cattle Co., LLC, Attn: 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 concation 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 discretion to be an expensive the second of the billion. does not discriminate based on disability Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

12/12/25LG 1T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION File No. 2025CP001790CPAXES

IN RE: ESTATE OF CHRISTOPHER LITTLE BEAR INGRAM

NOTICE TO CREDITORS

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.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

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

Personal Representative FELICIA DONIELLE INGRAM 4426 Fieldview Circle

PASCO COUNTY

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

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File Number: 2025-CP-001642

Division: 01

IN RE: ESTATE OF SUZANNE L. CERUTO Deceased.

NOTICE TO CREDITORS

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 be

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

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

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

Personal Representative: Joel Crosby 635 W. 42 Street, Apt 8B New York, New York 10036 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

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

IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA Case No.: 2025CC003076CCAXES

THE OAKS OF PASCO COMMUNITY ASSOCIATION, INC., Plaintiff,

THE UNKNOWN HEIRS. DEVISEES GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST AMANDA MCFADDEN, DECEASED,

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST AMANDA MCFADDEN, DECEASED. 6256 Bradford Wood Dr. Zephyrhills, FL 33542

YOU ARE HEREBY NOTIFIED that an

action for foreclosure of lien on the followng 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 publica tion 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.

PASCO COUNTY

DATED on December 1, 2025 /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Adams and Reese LLP

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025-CP-001472-ES Division: Probate

IN RE: ESTATE OF NEAL RICHARD KNEPP Deceased

NOTICE TO CREDITORS

The administration of the estate of NEAL RICHARD KNEPP, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Michele Lei Jones 5621 Creek Dale Way NE Buford, GA 30518

Attorney for Personal Representative: Paul James Monsanto, Esq. Florida Bar Number: 1025961 26852 Tanic Drive, Suite 102 Wesley Chapel, FL 33544 Telephone: (813) 997-5290 E-Mail: paul@pjmattorneys.com

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001895CPAXES

IN RE: ESTATE OF CYNTHIA ANN GEORGE Deceased

NOTICE TO CREDITORS

The administration of the estate of CYN-THIA ANN GEORGE, deceased, whose date of death was January 2, 2025; File Number 2025CP001895CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is P.O. Box 338, New Port Richey, FL 34656-0338. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative: PAUL DOUGLAS GEORGE 26502 Brahma Drive Wesley Chapel, FL 33544

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

PROBATE DIVISION

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

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

LA GACETA/Friday, December 12, 2025/Page 33

PASCO COUNTY

File No.: 2025-CP-001258

IN RE: ESTATE OF CALVIN L. DICKEY, JR., Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAL-The administration of the estate of CAL-VIN L. DICKEY, JR., deceased, whose date of death was July 12, 2024, and whose social security number is XXX-XX-3406, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the petitioner and the petitioner's attorney are set forth below petitioner's attorney are set forth below.

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

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

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

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

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

Co-Personal Representatives: /s/ CALVIN DICKEY, SR. /s/ NICOLE DICKEY

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

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001693CPAXWS

IN RE: ESTATE OF CHERYL STROM GAIDOWSKY, Deceased.

NOTICE TO CREDITORS

The administration of the estate of CHERYL STROM GAIDOWSKY, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the 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.

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

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

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

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

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

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

Personal Representative JORDAN GAIDOWSKY 7331 Mayfield Drive Port Richey, Florida 34668

Attorney for Personal Representative:

S. Noel White Florida Bar Number: 0823041 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375

noel@clearwaterprobateattorney.com 12/5-12/12/25LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2025CP001524CPAXWS

IN RE: ESTATE OF ALAN S. BELL, aka ALAN SPENCER BELL, Deceased.

NOTICE TO CREDITORS (Summary Administration)

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of

Summary Administration has been entered in the estate of ALAN S. BELL, aka ALAN SPENCER BELL, deceased, File Number 2025CP001524CPAXWS, by the Circuit

PASCO COUNTY

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:

Name Address

DAVID J. BELL 5215 S. West Shore Blvd., Unit 15, Tampa, FL 33611 ALL INTERESTED PERSONS ARE NOTI-

All creditors of the estate of the decedent and persons having claims or de-mands 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 PERI-ODS SET FORTH IN FLORIDA STAT-UTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTAND-ING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECE-DENT'S DATE OF DEATH IS BARRED.

The personal representative has no duty of 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 date of first publication of this Notice is December 5, 2025.

Person Giving Notice: /s/ DAVID J. BELL Petitioner

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

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

CASE NO.: 2025CC006736CCAXES

VILLAS AT EDENFIELD ASSOCIATION, Plaintiff,

VS.

MAZIN MAKSOUSA, Defendant.

NOTICE OF ACTION

TO: MAZIN MAKSOUSA 27325 Mistflower Drive Wesley Chapel, FL 33544

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

Lot 37, Block 57, SEVEN OAKS PAR CEL S-8B2, according to the Plat thereof, as recorded in Plat Book 47, at Pages 141 through 146, inclusive, of the Public Records of Pasco County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 12/29/2025 or 30 days after the first publication of this Notice of Action, on Katherine Martinez, Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a de-fault will be entered against you for the re-lief demanded in the Complaint or petition.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) sion 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 acnot provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

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

By: /s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Katherine Martinez, Esq. BUSH ROSS, P.A. P.O. Box 3913, Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff B|R File: 019788.00001

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

NOTICE OF ACTION

Pasco County

BEFORE THE BOARD OF NURSING IN RE: The license to practice Nursing

Destiny Collins, C.N.A. 1651 Brooksbend Drive

Wesley Chapel, FL 33543 CASE NO.: 2022-33741 LICENSE NO.: CNA370557

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Philip Crawford, Assistant General Coun-sel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9829.

If no contact has been made by you concerning the above by January 16, 2026,

PASCO COUNTY

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 ac commodation 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 ven on the notice. Telephone: (850) 245-40, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Rèlay Service.

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

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

File No. 2025-CP-001549

IN RE: ESTATE OF CYNTHIA SUSAN MCQUEEN Deceased

NOTICE TO CREDITORS

The administration of the estate of 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 ad-dress of which is 38053 Live Oak Avenue, Suite 207, Dade City, FL 33523-3805. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse property to which the Florida Uniform isposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211 Florida Statutes. The written demand must be filed with the clerk.

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

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

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

Personal Representatives: Matthew Troy Nahrwold 3891 W. Lakeshore Drive-57 Columbia City, Indiana 46725 Catherine Nahrwold 3891 W. Lakeshore Drive-57 Columbia City, Indiana 46725

Attorney for Personal Representatives: Aaron W. Saoud, Esq. Attorney
Florida Bar Number 096124
AWS LAW FIRM 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

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

PINELLAS COUNTY

NOTICE OF PUBLIC AUCTION/SALE FOR NON-JUDICIAL TIMESHARE FORECLOSURE

Re: Vovager Beach Club Condominium Association, Inc. Pinellas County, Florida NOTICE IS HEREBY GIVEN that, pursuion for non-judicial of timeshare units on the Claim of Lien. or timesnare units on the Claim or Lien, which is dated August 19, 2025, and was recorded August 20, 2025 in the Official Records of Pinellas County, Florida as Instrument #2025240475, I will sell, to the highest and best bidder for cash, at VOY-AGER BEACH CLUB CONDOMINIUM ASSOCIATION, INC, Resort Manager's Office, 11860 Gulf Boulevard, Treasure Island, FL 33706, on the 16th day of December, 2025 at 11:00 am, the following described and the process of the standing of the stan described real property located in Pinellas County, Florida, to-wit:

Unit Numbers and Week Numbers as set forth below in VOYAGER BEACH CLUB, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5477, Page 1561 et seq. 1631, in the Public Records of Pinellas County, Florida, and all subsequent amendments and exhibits thereto, if any. Unit Number: Week Number:

TO: Owner(s) Unit /Week Number(s)

Amount due: Paula Louise Schmidt 4604 49th Street N #10037 St Petersburg, FL 33709 5508/23

The assessment lien created by the Claim of Lien was properly created and authorized pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien are as set above.

You may cure the default at any time prior to the public auction by paying the amount due, as set forth in this notice, to the un-

PINELLAS COUNTY

dersigned Trustee at the address set forth

THIS NOTICE OF PUBLIC AUCTION/ SALE is dated this 4th day of December,

THOMAS L AVRUTIS THOMAS L AVRUTIS, AS TRUSTEE FOR VOYAGER BEACH CLUB CONDO-MINUM ASSOCIATION, INC 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 Telephone (941) 955-7715 Facsimile (941) 953-7625

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

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

CASE NO. 25-005241-CI

TODD C. WERNER. Plaintiff,

WORLDWIDE TRUSTEE SERVICES, LLC, AS TRUSTEE OF THE 50421 LAND TRUST DATED FEBRUARY 6, 2019; et al.; Defendants

NOTICE OF ACTION

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

YOU ARE NOTIFIED that an action to impose and foreclose an equitable lien on the following property in Pinellas County, Florida:

That certain parcel consisting of Apartment 306, of Caravel I, Capri Isle Condo-minium 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 amend-ments to said Declaration and Condo-minium Plat as from time to time may be made, all as recorded in the Public Records of Pinellas County, Florida; to-gether with all exhibits attached thereto and made a part thereof; and together with an undivided share in the common elements appurtenant thereto.

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 publications and file the original with 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.

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 notifi-cation if the time before the scheduled ap-pearance is less than 7 days; if you are hearing or voice impaired call 711.

Dated on December 5th, 2025 Ken Burke. Pinellas County Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

Reighard Law & Title 12/12-1/2/26LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-010446-ES Division 004 IN RE: ESTATE OF

JUNE FLANIGAN

NOTICE TO CREDITORS

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.

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

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

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

PINELLAS COUNTY

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

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

Personal Representative: /s/ Patrick Flanigan
Patrick Edmond Flanigan, Jr.
733 W. 14th Street Port Angels, Washington 98363

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@olderlundylaw.com Secondary E-Mail:

dmorris@olderlundylaw.com

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

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

REGIONS BANK d/b/a REGIONS MORTGAGE. Plaintiff,

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.

NOTICE OF SALE

Defendants.

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:

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.

at public sale, to the highest and best bidder, for cash, in an online sale at <u>www.</u> <u>pinellas.realforeclose.com</u> beginning at **10:00 a.m. on January 28, 2026**.

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

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

THAT PURPOSE. If you are a person with a disability who needs 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. DATED this 3rd day of December, 2025. ROD B. NEUMAN, Esquire

For the Court By: /s/ ROD B. NEUMAN, Esquire

Gibbons | Neuman 3321 Henderson Blvd, Tampa, FL 33609 12/12-12/19/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-009491-ES

IN RE: ESTATE OF PAUL DOIT ROSS,

NOTICE TO CREDITORS

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

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 PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM

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

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

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

The date of first publication of this Notice is December 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 econdary É-Mail: shelby@atcauselaw.com

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

IN THE CIRCUIT COURT FOR PROBATE DIVISION

File No. 25-010442-ES

IN RF: 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 Pers sentative'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 PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the De-cedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by applied to a specified under a 732.2214 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

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

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-010839-FS Division 004

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

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 3756. The names and addresses of the personal representations. names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving spouse

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

The date of first publication of this notice is December 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@olderlundylaw.com Secondary E-Mail: dmorris@olderlundylaw.com

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NOTICE OF DEFAULT AND INTENT TO FORECLOSE ALL SEASONS VACATION RESORT

CONDOMINIUM to Section 721.855, Florida ALL SEASONS VACATION CONDOMINIUM ASSOCIA-Pursuant Statutes, RESORT FION, 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 RE-SORT CONDOMINIUM, (formerly known as FOUR SEASONS VACATION RE-SORT) 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 pursuint 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 un-dersigned 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 fore-closure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the Trustredeem 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, 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 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 RF: 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 perrepresentative'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.

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

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

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

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

The date of first publication of this notice is December 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

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA. CASE No. 24-002824-CI MORTGAGE ASSETS MANAGEMENT,

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

PLAINTIFF, 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 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

PINELLAS COUNTY

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 with disabilities 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 Coun-sel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Flor ida 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 on informal of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special ac commodation 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 PUB-LICATION OF THIS NOTICE.

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

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

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

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

Personal Representative: /s/ Lisa Caryn Schweitzer 3049 7th Avenue N. St. Petersburg, FL 33713

/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

Attorney for Personal Representative:

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

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

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

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

The date of first publication of this notice is 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
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 XTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA SIXTH

FAMILY LAW DIVISION CASE NO.: 25-005532-FD DIVISION: 22

IN RE: THE MARRIAGE OF JAMES EDGINGTON, Petitioner

KRISTIN KAYE EDGINGTON, Respondent.

SUMMONS: PERSONAL SERVICE ON AN INDIVDUAL

TO/PARA/A: KRISTIN KAYE EDGINTON **IMPORTANT**

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached complaint/petition with the clerk of this circuit court, located at: A phone call will not protect you. Your written response, including the case number given above and the names of the parties, must be filed if you want the Court to hear your side of the case.

The mailing address is:

Pinellas County Clerk of the Circuit Court 315 Court Street, Clearwater, FL 33756

Please use this address when filing documents by mail with the Pinellas County Clerk of the Court. If you do not file your written response on time, you may lose the case, and your wages, money, and property may be taken thereafter without further warning from the Court. There are other legal requirements. You may want to other legal redulrements. You may want to call an attorney right away. If you do not know an attorney, you may call an attor-ney 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 serv-ing 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 Indi-vidual(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

12/5-12/26/25I G 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 25-009305-ES IN RE: ESTATE OF THELMA L. RILEY,

Deceased. NOTICE TO CREDITORS

The administration of the estate of THELMA L. RILEY, deceased, whose date of death was April 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal

PINELLAS COUNTY

representative's attorney are set forth be-

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

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

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

Personal Representative: TOM IRELAND 1324 Walden Drive Folsom, California 95630

Attorney for Personal Representative: Jack F. White III Florida Bar Number: 0985864 Sylvia Noel White P.A. James Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail:

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

IN THE CIRCUIT COURT IN AND FOR PINELLAS COUNTY, FLORIDA

iack@clearwaterprobateattornev.com

PROBATE DIVISION Case No. 25-010154-ES

IN RE: ESTATE OF JAMES IRVIN DOWNS a/k/a JAMES I. DOWNS a/k/a JAMES DOWNS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of JAMES IRVIN DOWNS, deceased, whose JAMES IRVIN DOWNS, deceased, whose date of death was June 2, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Pinellas County Clerk of Court, 315 Court Street, Room 106, Probate Division, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other

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 THIS LOUIS THE FIRST PUBLICATION OF THIS 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.

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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

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

Personal Representative: /s/ Aaron Downs 2730 Hickory Drive SW Cedar Rapids, Iowa 52404

Attorney for Personal Representative: /s/ Lawrence E. Miccolis, FBN: 0084491 Lawrence E. Miccolis, P.A. P O Box 48200 Tampa, Florida 33646-8200 Phone: 813.504.7136

E-Mail: lawrencemiccolis.law@gmail.com 12/5-12/12/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 25-010643-ES

IN RE. ESTATE OF KEVIN FRANCIS PUSSILANO, Deceased.

NOTICE TO CREDITORS

The Administration of the Estate of Kevin Francis Pussilano, Deceased, whose date of death was September 5, 2025, is pendor 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

LEGAL ADVERTISEMENT PINELLAS COUNTY

All Creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUB-LICATION 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 ims 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 survivby the Decedent or the decedent's surviv-ing spouse is property to which the Florida Uniform Disposition of Community Prop-erty Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk written demand must be filed with the clerk.

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

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

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

Personal Representative: Maegan Benasich 260 Owls Head Hill Lane South Dorset, Vermont 05251

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

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

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

CASE NO. 25-005777-CI

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS OWNER TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST. PLAINTIFF,

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ANITA SCOTT A/K/A ANITA SCOTT HARRELL (DECEASED), ET AL. DEFENDANT(S).

NOTICE OF ACTION

TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ANITA SCOTT A/K/A ANITA SCOTT HARRELL (DECEASED) RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 5907 17th Ave N, Saint Petersburg, FL 33710

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the fol-lowing described property located in Pinellas County, Florida:

LOT 27 IN BLOCK 8 OF GARDEN MANOR SECTION ONE ADDITION, ACCORDING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 38, ON PAGE 33, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FLORIDA.

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

This notice shall be published once a week for two consecutive weeks in

If you are a person with a disability who If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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 notifi-cation if the time before the scheduled ap-pearance 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

Date: November 26, 2025 Ken Burke, Pinellas County Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith

Deputy Clerk of the Court Tromberg, Miller, Morris & Partners, PLLC

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

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

CASE NO.: 25-005401-CI TIERRA SHORES TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation,

CATHLEEN MCGILL f/k/a CATHLEEN

PINELLAS COUNTY

C. CLEMSON f/k/a CATHLEEN MCCAFFERTY; BRIAN SCOTT MCGILL; TODD CRAIG MCGILL; KERRY LEA MCGILL n/k/a KERRY PONDO; ASSET ACCEPTANCE, LLC; and ALL UNKNOWN PARTIES IN POSSESSION, Defendant(s).

PLAINTIFF'S NOTICE OF ACTION KERRY LEA MCGILL n/k/a KERRY PONDO and TODD CRAIG MCGILL:

YOU ARE NOTIFIED that the Plaintiff has filed a Complaint for the purposes of quieting title in favor of Plaintiff. The subject property is currently located in Pinellas County, and which is more fully described as:

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.

Also known as: 521 Pinellas Bayway South Unit #206, Tierra Verde, FL 33715.

This action has been filed against you as Defendants, and you are required to serve a copy of your written defenses, if any, to the action on Plaintiff's attorney, whose address is Sheila M. Lake, Esq., Lake Law Firm, P.A., 475 Central Avenue, 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 theoretics, otherwise a or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

Ken Burke, Clerk Circuit Court 315 Court St, Clearwater, FL 33756 By: /s/ Stevie Ayars Deputy Clerk

DATED this 26th day of November, 2025

Lake Law Firm, P.A.

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

IN THE SIXTH CIRCUIT COURT FOR PROBATE DIVISION

File No. 522025CP008554

IN RF: ESTATE OF LOUIS ANTHONY DELAURO Deceased.

NOTICE TO CREDITORS

The administration of the estate of Louis Anthony DeLauro, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 14250 49th Street North Clearwater, FL 33762. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

The personal representative has no duty 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 Florida Statutes. The written demand must be filed with the clerk.

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

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

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

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

Personal Representatives: Angela LaBatch 6232 North Mirror Lake Drive 612 Sebastian, FL 32958

Attorney for Personal Representatives: Jennifer R. Denorio Esq.

Attorney Florida Bar Number: 1035584 LULICH & ATTORNEYS, P.A. 1069 Main Street Sebastian, FL 32958 Telephone: (772) 589-5500 (772) 589-8800 E-Mail: jennifer@lulich.com Secondary E-Mail: michelle@lulich.com 12/5-12/12/25LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 25-003887-FD ROMAN ALEXANDROVIEH DANILCHENKO Petitioner

OLGA IGOREVNA SEMINENKO Respondent

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

TO: OLGA IGOREVNA SEMINENKO Last known address: Yantarnaya Street 3 Saratov Novogu Selskiy City Saratov Navogu Selskiy City Saratov Russia

YOU ARE NOTIFIED that an action for 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 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

PINELLAS COUNTY

or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated 11/14/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk 11/28-12/19/25LG 4T

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

FAMILY LAW DIVISION Case No.: 2025-DR-004590 ZIQUAHRI SWAIN

Petitioner/Father. and **BRITTANY SCOTT** Respondent/Mother.

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

TO: BRITTANY SCOTT, whose residence is unknown.

YOU ARE NOTIFIED that an action for custody and timesharing determination (and related relief) has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LaTerria Sherer, Esq., Attorney for Petitioner, ZIQUAHRI SWAIN, whose address is The Sherer Law Firm, 10150 Highland Manor Drive, Tampa, FL 33610, on or before December 11, 2025 and file the origin fore December 11, 2025 and file the original with the Clerk of Court at 545 1st Ave N, St Petersburg, FL 33701, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the

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

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

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

Dated 11/19/2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith

11/28-12/19/25 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

FAMILY DIVISION Case No.: 25-7082-FD

OLIVIA SEVIGNY, Petitioner, and NOAH SEVIGNY,

Respondent.

Deputy Clerk

2ND NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

TO: NOAH SEVIGNY

Last known address: 10265 Gandy Blvd Apt 906, St. Petersburg, FL 33702

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on OLIVIA SEVIGNY, whose 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 do. be entered against you for the relief de manded in the Petition.

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

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

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

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

Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12) Dated November 19, 2025

PINELLAS COUNTY

Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

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

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

Case No.: 25-007154-FD Section: 14

In re the Marriage of: KRYSTA GRIER. Petitioner,

and

SERGIO AUGUSTO PEREZ, Respondent. NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT) TO: SERGIO AUGUSTO PEREZ Last address: Unknown

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

The action seeks only the dissolution for dissolution of marriage has been filed

The action seeks only the dissolution of the marriage between the parties. No property division, financial relief, or child-related relief is requested.

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

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

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

Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith

Dated November 19, 2025

Published Via: La Gaceta Newspaper (11/21, 11/28, 12/5, 12/12) 11/21-12/12/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

File No. 25-006224-ES Section 3

IN RE: ESTATE OF CAROLZENA SNOW.

Deputy Clerk

NOTICE OF ACTION FOR SUMMARY ADMINISTRATION

TO: ALL BENEFICIARIES WHO WOULD BE ENTITLED IF THERE WAS NO WILL, NATHANIEL WRIGHT, JR, AND BRIAN JOSEPH WILLIAM. Addresses Unknown

YOU ARE NOTIFIED that an action has been filed in the Circuit Court of the Sixth Judicial Circuit, in and for Pinellas County, Florida, for the probate of Carolzena Snow where you are named as a beneficiary.

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

c/o Justin T. Moonray, Esq. 1032 E Brandon Blvd #9933 Brandon, Florida 33511 on or before December 19th, 2025, and file the original with the Clerk of this Court, at the Pinellas County Courthouse, 545 First Avenue N., Room 402 St. Peters-burg, FL 33701, either before service on Petitioner's attorney or immediately thereafter; or a default will be entered against

you for the relief demanded in the Petition for Summary Administration. WITNESS my hand and seal of this Court on November 19th, 2025.

Ken Burke Clerk of the Circuit Court & Comptroller By: s/ Aema T. As Deputy Clerk

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

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

Case No.: 25-6552-FD VALENTINA DEREIX RUIZ

Petitioner, and

JHOAN GUILLERMO DUQUE OVIEDO Respondent.

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

TO: JHOAN GUILLERMO DUQUE OVIEDO Last known address: 13151 S Belcher Rd, Largo, FL 33773

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on VALENTINA DEREIX RUIZ, whose address is 13151 S Belcher Rd, Largo, FL 33773, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you**

PINELLAS COUNTY

fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated November 18, 2025 Ken Burke Clerk of the Circuit Court & Comptroller 315 Court St, Clearwater, FL 33756 By: /s/ Thomas Smith Deputy Clerk

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

NOTICE OF ADMINISTRATIVE COMPLAINT PINELLAS COUNTY

To: MICHAEL A. MITCHELL

Case No.: CD202510659/D 3203022
An Administrative Complaint to revoke your license(s) and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

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

COUNTY, FLORIDA
PROBATE DIVISION
File No. 21-11825-GD
Section 004

IN RE: GUARDIANSHIP OF MICHAEL PASSAFIUME, an incapacitated person.

NOTICE OF PETITION FOR DISCHARGE

YOU ARE HEREBY NOTIFIED THAT A Final Report, Accounting and a Petition for Discharge has been filed in Pinellas County Probate Court, 315 Court Street, Clearwater, FL 33756, case number 21-1825-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 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 based, objections shall be filed within the later of 30 days from the first date of publication; and within 90days after filing, a notice of hearing shall be served or the objection is abandoned.

First date of Publication: 11/21/25

Limited Co-Guardians: Christopher Passafiume 717 W. Melrose St. #1 Chicago, Florida 60657 Jason Passafiume 2204 Miami Trail West Lafayette, Indiana 47906 Brian Passafiume 2705 Dean Avenue Raleigh, North Carolina 27616

Attorney for Limited Co-Guardians:
Kalei McElroy Blair
Florida Bar Number: 44613
Wetherington Hamilton, P.A.
812 W. Dr. Martin Luther King Jr. Blvd.
Suite 101
Tampa, Florida 33603
Telephone: (813) 225-1918

E-mail: kmbpleadings@whhlaw.com 11/21-12/12/25LG 4T

11/21-12/12/25LG 41

POLK COUNTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025-CA-2414

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

VS.

RICKY D. BURGESS, JR.; et al., 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 Polk County, Florida, described as:

escribed as:

LOT 14, WINCHESTER ESTATES,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGE 16, OF
THE PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

POLK COUNTY

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.

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

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

Dated this 10th day of December, 2025.

MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com

STOREY LAW GROUP, P.A.
221 NE Ivanhoe Blvd., Suite 300
Orlando, FL 32804
Telephone: 407-488-1225
Facsimile: 407-488-1177
Secondary Email:
sbaker@storeylawgroup.com

Attorneys for Plaintiff

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

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY

To: ERICA D. WILLIAMS
Case No.: CD202509941/D 3509685/3402356

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

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

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY

To: ROGER A. RIVAS

Case No.: CD202511442/D 3307071

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

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION 2025CA003320A000BA

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff.

vs. JAME

JAMES R. LEWIS; et al. Defendants

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: SAMANTHA LEWIS WHOSE LAST KNOWN ADDRESS IS 8924 BEVERLY HILLS RD, LAKELAND, FL 33809.

YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit:

THE WEST 132 FEET OF THE EAST 264 FEET OF LOT 24 OF UNRE-CORDED BEVERLY HILLS ESTATES, DESCRIBED AS:

DESCRIBED AS:
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 30 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-OFWAY PURPOSES.

TOGETHER WITH A 2001 MERI DOUBLE WIDE MOBILE HOME HAVING IDENTIFICATION NUMBERS FLHML2Y166524502A AND FLHM-L2Y166524502B.

more commonly known as 8924 Beverly Hills Rd Lakeland, FL 33809

Hills Rd, Lakeland, FL 33809.

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

POLK COUNTY

publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway Avenue, Bartow, Florida 33830, County phone: (863) 534-4000, via Florida Relay Service."

WITNESS my hand and seal of this Court on the 17th day of November, 2025.

Stacy M. Butterfield POLK County, Florida By: /s/ Illegible Deputy Clerk

25-F001626

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001998 IN RE: ESTATE OF LURLINE L. MITCHELL a/k/a LURLINE MITCHELL,

NOTICE OF ACTION (formal notice by publication)

TO: MADGE FRANCES, nominated Personal Representative in Decedent's Last Will and Testament, ADDRESS UNKNOWN

PAUL FRANCES, nominated successor Personal Representative in Decedent's Last Will and Testament, ADDRESS UNKNOWN

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:

Ashly Mae Guernaccini, Esq. 314 South Missouri Avenue, Suite 201, Clearwater, Florida 33756

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.

Signed on this 25th day of November, 2025

Stacy M. Butterfield As Clerk of the Court By: /s/ H. Ward As Deputy Clerk

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

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection Southwest District Draft Air Permit No. 1050385-010-AC Petersen Industries, Inc. Polk County, Florida

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.

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.

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.

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.

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 application (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://fildep.dep.state.fl.us/air/emission/apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation 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 120.559 and 120.57, F.S. or unless public comment received in

POLK COUNTY

accordance with this notice results in a different decision or a significant change of terms or conditions.

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

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S. however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the 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.

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, tele-phone 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 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 tion 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 agen-cy's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts 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,

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.

with the requirements set form above. Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the 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 filling a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filling a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

12/12/25LG 1T

IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

Case No. 2024CP001220

IN RE: ESTATE OF JUDITH DLUGOZIMA, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Judith Dlugozima, 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.

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

POLK COUNTY

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

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

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

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

Personal Representative: /s/ Gail Brown 536 Crazy Horse School Drive, P.O. 33 Wanblee, South Dakota 57577

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

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

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2025CC-003730-A000-BA SOLIVITA COMMUNITY ASSOCIATION.

Plaintiff,

VS.
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.

NOTICE OF ACTION

TO: JANEE DONALDSON, SOLE TRUSTEE OF THE HOWARD FAMILY REVOCABLE TRUST DATED MAY 3, 2010 and UNKNOWN PARTIES IN POSSESSION

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida:

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

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.

DATED on December 3, 2025.

Stacy M. Butterfield, CPA
Clerk of the Circuit Court & Comptroller
By: /s/ A. Nieves
As Deputy Clerk

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-003541 IN RE: ESTATE OF RICHARD CONNELL III

Deceased.

NOTICE TO CREDITORS

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 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

POLK COUNTY

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: Candace Lynn Connell 1317 Wakeby Lane Schaumburg, Illinois 60193

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

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

IN THE CIRCUIT COURT OF THE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

WILMER L. COLEMENARES MONCADA A/K/A WILMER LEONEL COLMENARES MONCADA; et al., 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 POIK 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 WILMEANS DESEBUSE LOMEOWNEDS MENDOZA BALLES I EROS 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 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 Reniamin Trail

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
Kengyalson @ 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 ATTORNEY FOR VANESSA FABIOLA
MENDOZA BALLESTEROS

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,

ATTORNEY FOR WILLIAM'S PRESERVE

HOMEOWNERS ASSOCIATION, INC. /s/ Alexandra Kalman

Jason Martell, Esquire MARTELL & OZIM, P.A.

Alexandra Kalman, Esq.

11080-1026053

213 South Dillard Street, Ste. 210

Winter Garden, FL 34787 jmartell@martellandozim.com

PATRICK I. SIEGFRIED A/K/A PATRICK SIEGFRIED, ET AL.,

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 2006OPT3. ASSET-BACKED CERTIFICATES. OPT3, ASSET-BACKED CERTIFICATES. SERIES 2006-OPT3, is the Plaintiff and PATRICK I. SIEGFRIED A/K/A PATRICK PATRICK I. SIEGFRIED AND FATRICK SIEGFRIED; THERESA F. SIEGFRIED AWA THERESA SIEGFRIED; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE; SCOTTSLAND

POLK COUNTY

OWNERS' COVE **PROPERTY** ASSOCIATION, INC.; PATRICK'S LAWN SERVICE, INC., are Defendants, Polk County Clerk of Courts, Stacy M. ASSOCIATION. 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

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 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 usafim.state.foreclosures@usdoj.gov Attorney for UNITED STATES AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVEI

REVENUE SERVICE LANDON J. SCHNEIDER, ESQ. Reed Mawhinney & Link, PLLC 53 Lake Morton Dr. Ste. 100 Lakeland, FL 33801-5341 landon@polklawyer.com anna@polklawyer.com Attorney for SCOTTSLAND Attorney for SCOTTSLAND COVE PROPERTY OWNERS' ASSOCIATION,

INC.
PATRICK'S LAWN SERVICE, INC.
C/O JULIA F. MARSHALL, REGISTERED 6135 STRICKLAND AVE. LAKELAND, FL 33813 /s/ Bradford Petrino Bradford Petrino, Esq.

11080-1025970

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,

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 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 mob ether mobile 1983 doublewide bile 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

POLK COUNTY

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532025CP003544A000BA Division Probate

IN RE: ESTATE OF ANTHONY THOMPSON Deceased

NOTICE TO CREDITORS

The administration of the estate of Anthony Thompson, deceased, whose date of death was December 31, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the perrepresentative's attorney are set

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

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

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

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

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

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

Personal Representative: /s/ Emily Searle 1 Salisbury Rd. Werrington, Peterborough PE4 6NL UK

Attorney for Personal Representative: /s/ Aaron C. Swiren Attorney Florida Bar Number: 13996 Swiren Law Firm, P.A. 1516 E. Hillcrest St., Suite 200 Orlando, Florida 32803 Telephone: (407) 898-7303 Fax: (407) 898-7310 E-Mail: aswiren@swirenlawfirm.com Secondary E-Mail: info@swirenlawfirm.com

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

Case No.: 25-CP-003837

IN RE: ESTATE OF SHARON RUTH NORRIS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Shar-The administration of the estate of Shar-on Ruth Norris, deceased, whose date of death was December 26, 2024, is pend-ing 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 representation and the 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 demand 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 by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

Personal Representative: Amy M. Stroud 5732 Mt. Olive Rd. Polk City, FL 33868

Attorneys for Personal Representative: Marley Dodd, Esq. Florida Bar No. 1058457 Brice Zoecklein, 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

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

POLK COUNTY

NOTICE OF SUSPENSION AND ADMINISTRATIVE COMPLAINT

To: JEREMIAH M. BOBADILLA Case No: CD202508599/D 3447764

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. Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Flori-da 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 accor-

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532025CP003838A000BA

IN RE: ESTATE OF MELVIN WILLIAM FAZENBAKER

NOTICE TO CREDITORS

The administration of the estate of Melvin William Fazenbaker, deceased, whose date of death was February 18, 2024, is pending in the Circuit Court for Polk Coun-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 perrepresentative's attorney are forth below.

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

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

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

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

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

The date of first publication of this notice is 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

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

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISIÓN

CASE NO.: 25-CC-001206 MATTIF POINTF HOMEOWNER'S

ASSOCIATION, INC., Plaintiff.

EMILY GONZALEZ and LUIS REYES, Defendant(s).

NOTICE OF SALE

suant to the Final Judgment of Foreclos-ure 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 Pub-lic 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 cordance with Section 45.031 of the Florida Statutes

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

/s/ 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

POLK COUNTY

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

CIRCUIT COURT TENTH JUDICIAL CIRCUIT POLK COUNTY FLORIDA CASE NO: 2025DR-4723 SECTION: 05

IN THE MATTER OF THE ADOPTION OF: BRANDIE MASHELL NOBLE GOGEL Adoptee

NOTICE OF ACTION FOR ADULT ADOPTION

TO: DAVID HAVI IK 4567 SDFGHJ Tampa, Florida 33610

YOU ARE NOTFIIED 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. on record at the clerk's office. Dated 11/24/25

Stacv M. Butterfield Clerk of The Circuit Court By: Shari Reed (Deputy Clerk) 12/5-12/26/25LG 4T

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-003264

IN RE: ESTATE OF JUAN CARLOS SANTIAGO Deceased.

NOTICE OF ACTION (formal notice by publication)

TO: Unknown Heir 1, Address unknown Unknown Heir 2, Address unknown

YOU ARE NOTIFIED that Petition for Administration has been filed in this court. 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 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

Stacv M. Butterfield As Clerk of the Court

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

SARASOTA COUNTY

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

Case No. 2025 CC 005740

RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,

TROY W. ARMSTRONG and SHEILA Z. ARMSTRONG, husband and wife and UNKNOWN TENANT,

Defendants.

NOTICE OF SALE **PURSUANT TO CHAPTER 45**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2025 CC 005740, of the County Court of the Twelfth Judicial Cir. coult in and for Sarasota County, Florida, wherein RAMBLEWOOD ACRES CONDOMINIUM ASSOCIATION, INC. is Plain-DOMINIUM 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 INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in this proceeding should contact the A.D.A. coordiceeding should contact the A.D.A. coordinator not later than seven (7) days prior to the proceeding at (941) 861-7400. If hearing impaired (TDD), call 1-800-955-8771, or if voice impaired (V), call 1-800-955-

SARASOTA COUNTY

8770 for the assistance of Florida Relay

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 To 22 Main 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 Plaintiff.

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

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

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

Dated December 8, 2025 s/ Michael C. Coyle MICHAEL C. COYLE, ESQ. Florida Bar No.: 1054501 Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Secondary Email: sbaker@storeylawgroup.com Attornevs 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 Corpora-tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the

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 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

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 PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is 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

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 Eriday at 7601. spection 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 postified of intended agreey action or be notified of intended agency action or an opportunity to request an administra-tive 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.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS,

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.

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 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 imthan 7 days; if you are hearing or voice im-

Dated November 25, 2025 s/ Michael C. Coyle
MICHAEL C. COYLE, ESQ.
Florida Bar No.: 1054501
Email: mcoyle@storeylawgroup.com STOREY LAW GROUP, P.A. 221 NE Ivanhoe Blvd, Suite 300 Orlando, FL 32804 Telephone: 407-488-1225 Secondary Email: sbaker@storeylawgroup.com Attorneys for Plaintiff

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

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
Α	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

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 watersurface 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 Statues, 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

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 TELECONFER-ENCE 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.
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 <u>Michelle.Boone@tampagov.net</u> 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

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