

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	
<div><div>CITRUS COUNTY</div><div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div><div>Notice is hereby given that the under- signed intend(s) to register with the Florida Department of State, Division of Corpora- tions, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: <div>EXPRESS TITLE SERVICES OF CITRUS</div><div>Owner: Express TSC, LLC 2704 W. Woodview Lane Lecanto, FL 34461</div><div>1/17/25LG 1T</div></div><div><div>IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>Case No. 2024-CC-001042</div><div>PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RONALD GUSTAFSON and UNKNOWN TENANT, Defendants.</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2024-CC-001042, of the County Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff and RONALD GUSTAFSON, is Defendant, the Clerk of the Citrus County Court will sell to the highest bidder for cash on February 27, 2025, in an online sale at <a href="http://www.citrus.
realforeclose.com">www.citrus. realforeclose.com. beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit: A portion of Lot 75, Block 1A, Park- side Village, Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Florida, more particularly described as follows: Lot 75, Block 1A, Parkside Village Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Flor- ida, less the following described lands: Begin at the Southwest corner of Lot 75, Block 1A, Parkside Village, Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Flor- ida, said point being the Northwest corner of Lot 76 of said Block 1A, thence North along the West line of said Lot 75 a distance of 3.82 feet, thence South 89 degrees 57 minutes 58 seconds East 52.55 feet, then- ce South 0 degrees 02 minutes 02 seconds West 3.79 feet to a point of the South line of said Lot 75, said point being on the North line of said Lot 76, thence West along said South line and along said North line a dis- tance of 52.55 feet to the Point of Begin- ning. Property Address: 3840 North Park- side Village Terrace, Beverly Hills, FL 34465-3317 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. If you are a person with a disability who needs any accommodation in order to par- ticipate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordi- nator John Sullivan (352) 341-6700 for the Courts below at least 7 days before your scheduled court appearance, or immedi- ately upon receiving your notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated January 8, 2025 /s/ Scott B. Tankel Scott B. Tankel, Esq., FBN 118453 PRIMARY E-MAIL: pleadings@tankellawgroup.com TANKEL LAW GROUP 1022 Main Street, Suite D Dunedin, FL 34698 (727) 736-1901 FAX (727) 736-2305 ATTORNEY FOR PLAINTIFF</div><div><div>1/17-1/24/25LG 2T</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA.</div><div>CASE NO. 2023 CA 000716 A PENNYMAC LOAN SERVICES, LLC, PLAINTIFF, VS. CARLENE M CARROLL , ET AL. DEFENDANT(S).</div></div></div></div>	<div><div>CITRUS COUNTY</div><div>31; THENCE N 89°39' 50" E ALONG THE SOUTHERN BOUNDARY OF SAID LOT 31 FOR 350 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31 AND THE POINT OF BEGINNING. TOGETHER WITH A NEW NOBILITY DOUBLE WIDE MOBILE HOME BEARING THE SERIAL NUMBERS N83357A AND N83357B. 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, 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 By: /s/ Timothy J. Landers Timothy J. Landers FBN 127154 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Citrus County, Trial Court Administrator at 352-341-6700, fax 352- 341-7008 or at jsullivan@circuit5.org, Citrus County Courthouse, 110 North Apopka Avenue, Inverness, FL 34450 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 11080-1007372</div><div><div>IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>CASE NO: 2024 CA 616 A</div><div>CITIZENS FIRST BANK, a Florida state- chartered bank, Plaintiffs, vs. JONATHAN LABRUYERE, and WELLS FARGO BANK, N.A., Defendants.</div><div>NOTICE OF ACTION</div><div>PLEASE TAKE NOTICE that Citizens First Bank, a Florida state-chartered bank, (the "Plaintiff"), by and through its un- der-signed attorneys, filed a verified complaint (the "Complaint") in the Fifth Judicial Circuit in and for Citrus County, Florida. 1. In the Complaint, the Plaintiff seeks relief against Jonathan Labruyere, an indi- vidual (the "Obligor"). 2. This is an action to foreclose on certain residential real property in Citrus County, Florida. The Complaint seeking to enforce on a mortgage pursuant to Chapter 702, Florida Statutes, as more fully described in the Complaint, and seeks foreclosure of real property, as more fully described below. 3. This action is pending in the Fifth Judi- cial Circuit in and for Citrus County, Florida. 4. The real property is located at 1731 NorthWest 20th Avenue, Crystal River, Florida 34428. 5. The Defendants are required to file written defenses with the Clerk of the Court and to serve a copy within thirty (30) days after the first publication of this Notice on Catherine Paige Andringa., Anthony & Partners, LLC, 100 S. Ashley Dr., Suite 1600, Tampa, Florida 33602, attorney for the Plaintiff. DATED on December 4, 2024 ANGELA VICK Clerk of the Court, Citrus County, Florida By: /s/ Dawn M. Peacock Deputy Clerk Anthony & Partners, LLC</div><div><div>1/10-1/31/25LG 4T</div><div>IN THE FIFTH CIRCUIT COURT IN AND FOR CITRUS COUNTY, STATE OF FLORIDA</div><div>PROBATE DIVISION</div><div>FILE NO: 2024 CP 001135 A</div><div>IN RE: ESTATE OF GEORGE W. HINTON, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of GEORGE W. HINTON, deceased, whose date of death was December 10, 2020, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the ad- dress of which is 110 N Apopka Avenue, Inverness, FL 34450. The names and ad- dresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATION 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 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 surviv- ing spouse is property to which the Florida Uniform Disposition of Community Prop- erty Rights at Death Act as described in Florida Statutes section 732.216-732.228, applies, or may apply, unless a written de- mand is made by a creditor as specified under Florida Statutes section 732.2211.</div></div></div></div>	<div><div>CITRUS COUNTY</div><div>The date of first publication of this notice is January 10, 2025. Personal Representative: /s/ William Rogers WILLIAM ROGERS 2517 Creek Road Hainesport, NJ 08036 Attorney for Personal Representative: /s/ Dana Kemper Dana Kemper, Esq. Florida Bar # 0044337 HEMNESS FALLER ELDER LAW 309 N. Parsons Ave. Brandon, FL 33510-4515 (813) 661-5297 (813) 689-8725 fax dana@hemnesslaw.com service@hemnesslaw.com</div><div><div>1/10-1/17/25LG 2T</div><div>IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2024-CP-001177</div><div>IN RE: ESTATE OF RICHARD ERNEST HAWKINS, Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the Estate of Rich- ard Ernest Hawkins, deceased, whose date of death was October 8, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the ad- dress of which is 110 North Apopka Ave- nue #101, Inverness, Florida 34450. The names and addresses of the Personal Representative and the Personal Repre- sentative's attorney are set forth below. All creditors of the Decedent and oth- er 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 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 de- mand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB- 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.</div></div></div>	<div><div>CITRUS COUNTY</div><div>The date of first publication of this notice is January 10, 2025. Personal Representative: //s// David V Ward David V Ward 2160 Crystal Dr Fort Mohave, Arizona 86426 Attorney for Personal Representative: //s// Jennifer Isaksen Jennifer Isaksen, Esq. Email Address: jennifer@isaksenlawfirm.com Florida Bar No. 519081 Law Offices of Jennifer Isaksen, PA 4076 E State Road 44 Wildwood, Florida 344785 Telephone: (352) 793-4001</div><div><div>1/10-1/17/25LG 2T</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA</div><div>CASE NO: 22-CA-000330</div><div>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, -vs- UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANTOINETTE F. SMITH Defendant(s)</div><div>NOTICE OF ACTION</div><div>TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANTOINETTE F. SMITH AND UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARC ADAM SMITH A/K/A MARC A. SMITH. Last Known Address: 5985 East Chapel Lane, Inverness, FL 34452 TO: CORINNE LEE SMITH AKA CORINNE LEE EGBERT Last Known Address: 6015 E. Devon Ln, Inverness, FL 34452 You are notified of an action to foreclose a mortgage on the following property in Citrus County: LOT 32 AND THE EAST 1/2 OF LOT 33, BLOCK 321, INVERNESS HIGH- LANDS WEST, ACCORDING TO THE PLAT THEREOF, RECORD- ED IN PLAT BOOK 5, PAGES 19 THROUGH 33 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA 5985 East Chapel Lane, Inverness, FL 34452 The action was instituted in the Circuit Court, Fifth Judicial Circuit in and for Cit- rus, County, Florida; Case No. 22-CA- 000330; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quick- en Loans Inc. vs. Antoinette F Smith. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiffs attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 30 days from the first date of publication and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition. The Court has authority in this suit to en- ter a judgment or decree in the Plaintiff's interest which will be binding upon you. DATED 12/13/2024 Citrus Clerk of the Circuit Court By: /s/ Dawn M. Peacock As Deputy Clerk Quintairos, Prieto, Wood & Boyer, P. A.</div><div><div>1/10-1/17/25LG 2T</div><div>IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>Case No. 2024-CP-001454</div><div>Division: Probate</div><div>IN RE: The Estate of Thomas C. Clark, Deceased.</div><div>AMENDED NOTICE TO CREDITORS</div><div>The administration of the estate of Thomas Charles Clark, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the ad- dress of which is 20 North Main Street, Room #247, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal represen- tative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claim with this court WITHIN THE LATER OF THREE</div></div></div></div>	<div><div>HERNANDO COUNTY</div><div>MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PE- RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2024. Personal Representative: Jennifer M. Teixeira 18828 Wimbledon Circle Lutz, Florida 33558 Attorney for Personal Representative: Ann-Eliza M. Taylor Attorney Florida Bar Number: 70852 Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundy.com Secondary E-Mail: dmorris@olderlundy.com</div><div><div>1/17-1/24/25LG 2T</div><div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2024CP1405</div><div>IN RE: ESTATE OF JANET MARIE O'HARA Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of JAN- ET MARIE O'HARA, deceased, whose date of death was June 17, 2024, is pend- ing in the Circuit Court for HERNANDO County, Florida, Probate Division, the ad- dress of which is 20 N. Main St., Brook- sville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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. 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 January 17, 2025. Personal Representative: /s/ Barbara Berger BARBARA BERGER 10418 Trilburg Street Spring Hill, Florida 34608 Attorney for Personal Representative: /s/ Mischelle D'Angelone Mischelle D'Angelone, Esq. Attorney Florida Bar Number: 0016478 7730 Little Road Suite B New Port Richey, Florida 34654 Telephone: (727) 863-0644 Fax: (727) 255-5350 E-Mail: md.tdlaw@gmail.com Secondary E-Mail: intake.tdlaw@gmail.com</div><div><div>1/17-1/24/25LG 2T</div><div>IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA</div><div>CIVIL DIVISION</div><div>Case No. 2024-CC001565</div><div>THE HEATHER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for- profit corporation, Plaintiff, vs. JANET M. GILCHRIST, a single woman and UNKNOWN TENANT, Defendants.</div><div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div><div>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure en- tered in Case No. 2024-CC001565, of the County Court of the Fifth Judicial Circuit in and for Hernando County, Florida, where- in THE HEATHER PROPERTY OWNERS ASSOCIATION, INC. is Plaintiff, and Janet M. Gilchrist, a single woman and Un- known Tenant, are Defendants. The Clerk of the Court will sell to the highest bidder for cash on February 20, 2025, at the Her- nando County Courthouse, Room 245, 20 North Main Street, Brooksville, FL 34601 beginning at 11:00 A.M., the following property as set forth in said Final Judg- ment, to wit:</div></div></div></div>

(Continued on next page)

<div><div>LEGAL ADVERTISEMENT</div><div><div><div>HERNANDO COUNTY</div><div>Lot 11, Block A, Heather Walk Multiple Family P.D.P. Block “C”, according to the map or plat thereof as recorded in Plat Book 17, Pages 66 and 67, of the Public Records of Hernando County, Florida. Property Address: 7546 Heather Walk Drive, Weeki Wachee, FL 34613-5144 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. If you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the ADA Coordinator Peggy Welch (352) 754-4402, 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 January 6, 2025 Doug Chorvat, Jr. Clerk of County Court Hernando County, Florida Tankel Law Group 1022 Main Street, Suite D Dunedin, FL 34698 1/17-1/24/25LG 2T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2024-CP-001391 Division Probate</div></div><div>IN RE: ESTATE OF DONNA KAY SANFORD Deceased.</div><div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Donna Kay Sanford, deceased, whose date of death was May 28, 2024, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative’s attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 10, 2025. Personal Representative: Laura Torres 17400 Cedarwood Loop Lutz, Florida 33558 Attorney for Personal Representative: Lindsay Ruiz Bash, Esquire LINDSAY RUIZ BASH, P.A. P.O. Box 1981 Land O Lakes, Florida 34639 Tel.: (813) 501-2109 Email: lbash3@gmail.com 1/10-1/17/25LG 2T</div><div>-----</div><div><div>HILLSBOROUGH COUNTY</div><div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 21-CP-002935 Division B</div></div><div>IN RE: GUARDIANSHIP OF ANGEL VEGA</div><div><div>NOTICE OF INTENT TO SELL</div><div>YOU ARE HEREBY NOTIFIED that Josue Vega, as the Guardian of Person and Property for Angel Vega, the Ward, intends to sell the following described property of the Ward: 2777 Nautilus Drive, Avon Park, Florida 33825: The Southeasterly 1/2 of Lot 9037, and all of Lots 9038 and 9039, AVON PARK LAKES UNIT NO. 28, a subdivision according to the plat thereof recorded in Plat Book 5, Page 28, of the Public Records of Highlands County, Florida. There will be a hearing on the Guardian’s Petition to List for Sale Real Property Located at 2777 Nautilus Drive, before the Hon. Caroline Tesche Arkin, Circuit Judge, on March 5th at 11:00 A.M. Any person claiming an interest from the sale, if any, other than the property owner, must file an objection or claim within 30 days of this notice. I CERTIFY that the foregoing document has been served by US certified Mail, as indicated below on January 15, 2025, and on all other unknown interested parties via publication: Elizabeth Vega, 6453 Tideline Drive, Apollo Beach, Florida 33572 Anna Vega, H807 Villas Los Pescadores Canovanas, Fajardo, Puerto Rico 00738 Angel Vega, P.O. Box 738, Cieba, PR 00735 Service By Publication - Highland News Sun, in Highlands County, with date of first publication being January 17, 2025 La Gaceta, in Hillsborough County, with date of first publication being January 17, 2025 Josue Vega, Guardian Mary Greenwood McDermott, Esq. Attorney for Petitioner Florida Bar Number: 612456 Brandon Family Law Center, LLC 710 Oakfield Dr. Brandon, FL 33511 Telephone: (813) 653-1744</div></div></div></div></div></div></div>	<div><div>LEGAL ADVERTISEMENT</div><div><div><div>HILLSBOROUGH COUNTY</div><div>Fax: (813) 654-6830 E-Mail: mary@brandonfamilylaw.com Sec. E-Mail: service@brandonfamilylaw.com 1/17-2/7/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR</div></div></div><div><div>CITY OF TAMPA</div><div>MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS</div><div>PUBLICATION NOTICE</div><div>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 2/5/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. CASES TO BE HEARD AT THE 9:00 A.M. HEARING CASE NO: COD-24-0003665 NAME OF VIOLATOR: GRAN BLUE INC LOCATION OF VIOLATION: 1761 W HILLSBOROUGH AVE, TAMPA, FL CODE SECTIONS: 19-237 19-237(3) LEGAL DESCRIPTION: HAMNER’S MARJORY B RENMAH LOTS 11 12 33 AND 34 BLOCK 9 FOLIO: 104577.0000 CASE NO: COD-24-0003686 NAME OF VIOLATOR: TSEHAITU GHEBREMEDHIN LOCATION OF VIOLATION: 2922 W SAINT JOHN ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: WEST GATE SUBDIVISION UNIT NO 1 LOT 24 FOLIO: 180289.0000 CASE NO: COD-24-0003711 NAME OF VIOLATOR: JAMIE CARTER LOCATION OF VIOLATION: 8426 N BOULEVARD, TAMPA, FL CODE SECTIONS: 19-49 19-56 LEGAL DESCRIPTION: EL PORTAL LOT 20 AND N 1/2 OF LOT 21 BLOCK 4 FOLIO: 98498.0000 CASE NO: COD-24-0003718 NAME OF VIOLATOR: ESTATE OF JOSEPH B HOLLEY LOCATION OF VIOLATION: 8407 N ORLEANS AVE, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: EL PORTAL LOT 19 BLOCK 33 FOLIO: 98822.0000 CASE NO: COD-24-0003756 NAME OF VIOLATOR: NXT ACQUISITIONS CORP LOCATION OF VIOLATION: 3916 E FERN ST, TAMPA, FL CODE SECTIONS: 19-49 19-50 LEGAL DESCRIPTION: W 82.5 FT OF N 132 FT OF E 330 FT OF SE 1/4 OF SW 1/4 OF NW 1/4 AND E 72 FT OF W 330 FT OF N 134 FT OF SE 1/4 OF SW 1/4 OF NW 1/4 FOLIO: 152667.0000 CASE NO: COD-24-0003801 NAME OF VIOLATOR: DIAJUANA BROWN LOCATION OF VIOLATION: 3405 N 12TH ST, TAMPA, FL CODE SECTIONS: 19-47 19-231(3) 19-231(5)c 19-231(8) 19-231(10) 19-231(11) 19-231(12) 19-231(13) 19-231(15)c 19-231(17) -LEGAL DESCRIPTION: CANNING SUBDIVISION LOT 9 BLOCK 2 TOGETHER WITH W 1/2 OF VACATED ALLEY ON E FOLIO: 173286.0000 CASE NO: COD-24-0003840 NAME OF VIOLATOR: KENNY R MONTERO LOCATION OF VIOLATION: 2733 W MAIN ST, TAMPA, FL CODE SECTIONS: 19-231(15)c LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOT 16 BLOCK 46 AND S 1/2 OF VACATED ALLEY ABUTTING ON NORTH FOLIO: 179546.0000 CASE NO: COD-24-0003893 NAME OF VIOLATOR: NORMAN T MURRAY JR LOCATION OF VIOLATION: 8912 N DEXTER AVE, TAMPA, FL CODE SECTIONS: 19-49 LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 13 AND 14 BLOCK 15 FOLIO: 100482.0000 CASE NO: COD-24-0003907 NAME OF VIOLATOR: CONNIE ANN BRYSON LOCATION OF VIOLATION: 112 W POWHATAN AVE, TAMPA, FL CODE SECTIONS: 19-47 19-231(15)c LEGAL DESCRIPTION: WEST SUWANEE HEIGHTS LOT 6 BLOCK 36 FOLIO: 164390.0000 CASE NO: COD-24-0003968 NAME OF VIOLATOR: ESTATE OF CATHERINE MOONEY LOCATION OF VIOLATION: 8714 N HYALEAH RD, TAMPA, FL CODE SECTIONS: 19-48 19-233(a) LEGAL DESCRIPTION: LINDA DIANE SUBDIVISION LOT 26 FOLIO: 142513.0000 CASES TO BE HEARD AT THE 1:00 P.M. HEARING CASE NO: COD-24-0003668 NAME OF VIOLATOR: SALTER AND SALTER PROPERTY INC LOCATION OF VIOLATION: 8100 N MARKS ST, TAMPA, FL CODE SECTIONS: 27-283.11(b) 27-326 LEGAL DESCRIPTION: FERN CLIFF LOTS 49 AND 50 FOLIO: 149791.0000 CASE NO: COD-24-0003690 NAME OF VIOLATOR: LOCATION OF VIOLATION: 2113 W GREEN ST, TAMPA, FL CODE SECTIONS: 27-156 27-326 LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA W 29 FT OF LOT 21 BLOCK 9 FOLIO: 178877.0000 CASE NO: COD-24-0003797 NAME OF VIOLATOR: SJM DEVELOPMENT LLC LOCATION OF VIOLATION: 920 W ALFRED ST, TAMPA, FL CODE SECTIONS: 27-287.25.(e). (3) LEGAL DESCRIPTION: SUBURB ROYAL LOT 10 BLOCK 12 FOLIO: 181744.0000 CASE NO: COD-24-0003822 NAME OF VIOLATOR: SRD INVESTMENTS PROPERTIES LOCATION OF VIOLATION: 2909 W AILEEN ST, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.5 LEGAL DESCRIPTION: DREW’S JOHN H SUB BLKS 1 TO 10 AND 14 TO 33 A PORTION OF LOTS 20 AND 21 BLOCK 21 DESC AS BEGIN AT THE SE COR OF LOT 21 BLOCK 21 RUN THN N 89 DEG 38 MIN 54 SEC W ALONG THE SOUTH BOUNDARY LINE OF SD LOT 21 AND EXTENSION THEREOF A DISTANCE OF 62.50 FT THN DEPARTING SD SOUTH BOUNDARY LINE RUN N 00 DEG 18 MIN 55 SEC E 62.50 FT WEST OF AND PARALLEL WITH THE EAST BOUNDARY LINE OF SD LOT 21 BLOCK 21 A DISTANCE OF 98 FT TO A PT ON THE NORTH BOUNDARY LINE OF SD LOT 20 BLOCK 21 RUN THN S 89 DEG 38 MIN 54 E ALG SD NORTH BOUNDARY LINE AND EXTENSION THEREOF A DISTANCE OF 62.50 FT TO THE NE CORNER OF SD LOT 21 BLOCK 21 RUN THN S 00 DEG 18 MIN 55 SEC W ALG THE EAST BOUNDARY LINE OF SD LOT 21 BLOCK 21 A DISTANCE OF 98 FT TO THE POB FOLIO: 176407.0000 CASE NO: COD-24-0003852 NAME OF VIOLATOR: TRAVERAS SERVICES LLC LOCATION OF VIOLATION: 7706 N ARDEN AVE, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.4 LEGAL DESCRIPTION: MENDEL’S RESUBDIVISION OF BLOCKS 1 2 3 4 AND 7 OF KRAUSE’S SUBDIVISION LOT 14 AND E 1/2 CLOSED ALLEY ABUTTING ON W BLK 2 FOLIO: 161100.0000 CASE NO: COD-24-0003860 NAME OF VIOLATOR: BRODSKY PROPERTY HOLDINGS LLC LOCATION OF VIOLATION: 3220 W VILLA ROSA ST, TAMPA, FL CODE SECTIONS: 27-284.2 27-284.2.3 LEGAL DESCRIPTION: FOREST HILLS LOT 49 FOLIO: 128593.0000 CASE NO: COD-24-0003880 NAME OF VIOLATOR: JUAN SEBASTIAN PARRA LOCATION OF VIOLATION: 8524 N EDISON AVE, TAMPA, FL CODE SECTIONS: 27-156 27-290 27-326 LEGAL DESCRIPTION: EL PORTAL N 1/2 OF LOT 11 AND LOT 12 BLOCK 6 FOLIO: 98527.0000 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 1/10-1/31/25LG 4T</div></div></div></div>	<div><div>LEGAL ADVERTISEMENT</div><div><div><div>HILLSBOROUGH COUNTY</div><div>NOTICE OF ACTION</div><div>TERMINATION OF PARENTAL RIGHTS</div><div>TO: Terrace (Terrence) Marshall-(father) DOB: 09/13/1979 Address Unknown A Petition for Termination of Parental Rights under oath has been filed in this court regarding the above-referenced children. You are to appear before at the Edgecomb Courthouse 800 E. Twiggs Street, Court Room 312, Tampa, Florida 33602 for a TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING. You must appear on the date and at the time specified. This action is set before the Honorable Leslie Schultz-Kin, Judge of the Circuit Court at 10:00 a.m. on February 25, 2025. Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), Florida Statutes. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD WHOSE INITIALS APPEAR ABOVE. 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, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. PLEASE BE GOVERNED ACCORDINGLY Witness my hand and seal as the Clerk of said court, this 14 day of January, 2025. Victor Crist, Clerk of Circuit Court By: s/Indray Yelaya As Deputy Clerk 1/17-2/7/25LG 4T</div><div>-----</div><div><div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 24-CP-003391 Division A</div></div><div>IN RE: ESTATE OF THOMAS VANDIVER MAGERS, a/k/a THOMAS MAGERS, Deceased.</div><div>GERALD W. MAGERS, Counter-Petitioner/Respondent vs. JAMES KEITH LAMPLEY, Petitioner/Counter-Respondent</div><div><div>NOTICE OF ACTION</div><div>(formal notice by publication)</div><div>TO: RHONDA GRIFFEN PERRY NICHOLS DENNIS NICHOLS KAREN KNIGHT DAN MCCUIN MARK MCCUIN BART MCCUIN DONALD M. MAGERS JOY WADIENE WALDSTEIN BRIAN K. MAGERS PAULA MAGERS CURTIS MAGERS MARK MAGERS BENITA DANSBY MELINDA BREWER ROXANNE NANNEY RENAE NANNEY CURT MABRY JAMEY MABRY PAULA JACKSON DONNA DEFATTA TERRIE GIPSON KAREN MABRY JAMES MABRY, II MIKE HATFIELD RONNIE HATFIELD DARRYL HATFIELD DEBORAH MORGAN TERRY HAL BOREN JOHNNIE LEE LAMBERT BRENDA CRESAP DIANE PANNELL KAYE SKELTON CONNIE GAMBELL JAMES VANDIVER ANY AND ALL HEIRS OF BERNICE MAGERS CRAWFORD, DECEASED ANY AND ALL HEIRS OF MAJOR CRAWFORD, DECEASED ANY AND ALL HEIRS OF BLANCHE MAJOR WOODS, DECEASED ANY AND ALL HEIRS OF HURBERT MAGERS, DECEASED ANY AND ALL HEIRS OF JUDY JOHNSON, DECEASED ANY AND ALL HEIRS OF SYLVIA MAGERS, DECEASED ANY AND ALL HEIRS OF KENNETH MAGERS, DECEASED ANY AND ALL HEIRS OF ORBAN W. MAGERS, DECEASED ANY AND ALL HEIRS OF CHARLES MAGERS, DECEASED ANY AND ALL HEIRS OF LILLIAN NICHOLS, DECEASED ANY AND ALL HEIRS OF MARTHA FAYE HUGHES, DECEASED ANY AND ALL HEIRS OF HORACE NICHOLS, DECEASED ANY AND ALL HEIRS OF NETA JO GARRETT, DECEASED ANY AND ALL HEIRS OF JOYCE MCCUIN, DECEASED ANY AND ALL HEIRS OF RUBEN CURTIS MAGERS, DECEASED ANY AND ALL HEIRS OF MILTON MAGERS, DECEASED ANY AND ALL HEIRS OF RAUDEIN E. MAGERS, DECEASED ANY AND ALL HEIRS OF GORDON MAGERS, DECEASED ANY AND ALL HEIRS OF PAULINE</div></div></div></div></div>
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<div>HILLSBOROUGH COUNTY MAGERS, DECEASED ANY AND ALL HEIRS OF RU BY M. MAGERS, DECEASED ANY AND ALL HEIRS OF CECIL WALLACE MAGERS, DECEASED ANY AND ALL HEIRS OF VEATRICE MAGERS NANNEY, DECEASED ANY AND ALL HEIRS OF JACK NANNEY, DECEASED ANY AND ALL HEIRS OF ZELPHIA MAGERS MABRY, DECEASED ANY AND ALL HEIRS OF GENE MABRY, DECEASED ANY AND ALL HEIRS OF JAMES MABRY, DECEASED ANY AND ALL HEIRS OF MARGARET MABRY STEVENSON, DECEASED ANY AND ALL HEIRS OF RUTH MILLER, DECEASED ANY AND ALL HEIRS OF JANICE OPAL MILLER GRISSON, DECEASED ANY AND ALL HEIRS OF CHARLES NELSON MILLER, DECEASED ANY AND ALL HEIRS OF DORIS MARIE MILLER, DECEASED ANY AND ALL HEIRS OF DOROTHY AILEEN MILLER RYAN, DECEASED ANY AND ALL HEIRS OF MILDRED LOUISE MILLER MELSON, DECEASED ANY AND ALL HEIRS OF ELLIS HOYLE MILLER, DECEASED ANY AND ALL HEIRS OF RUBERT EARL JERNIGAN, DECEASED ANY AND ALL HEIRS OF IRMA MAE BOREN, DECEASED ANY AND ALL HEIRS OF STELLA AVIS BOREN RYAN, DECEASED ANY AND ALL HEIRS OF NELLIE RUTH RYAN HATFIELD, DECEASED ANY AND ALL HEIRS OF JAMES ELTON BOREN, DECEASED ANY AND ALL HEIRS OF DOROTHY MAY BOREN LAMBERT, DECEASED ANY AND ALL HEIRS OF NORA CHARLINE BOREN LOVELL, DECEASED ANY AND ALL HEIRS OF BESSIE MAE BOREN SWINNEY, DECEASED ANY AND ALL HEIRS OF ZENA GERALDINE BOREN HEAVENER, DECEASED ANY AND ALL HEIRS OF ROBERT ALLEN VANDIVER, SR., DECEASED ANY AND ALL HEIRS OF ROBERT ALLEN VANDIVER, JR., DECEASED ANY AND ALL HEIRS OF ROBIN NICHOLS, DECEASED ANY AND ALL HEIRS OF ANITA VANDIVER MCCARTHY, DECEASED ANY AND ALL HEIRS OF PATRICIA MCCARTHY PUTNAM, DECEASED AND ANY AND ALL HEIRS OF THE ESTATE OF THOMAS VANDIVER MAGERS YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 02/12/2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Signed on 01/10/2025. First Publication on: 01/17/25 Victor D. Crist As Clerk of the Court By: s/ Ryan Marsh As Deputy Clerk 1/17-2/7/25LG 4T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: THE GLAM STUDIO Owner: Flawless Holdings, LLC 6520 US-301 Ste # 103 Riverview, FL 33578 1/17/25LG 1T</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 25-CP-000064 Division A IN RE: ESTATE OF VERNON FRANKLIN HANNA, JR., Deceased. NOTICE TO CREDITORS The administration of the estate of VERNON FRANKLIN HANNA, JR., deceased, whose date of death was July 21, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 East Twigg Street, Tampa, Florida 33602. The names and addresses of the personal representatives' attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: Kiersten Hanna 2915 W. Louisiana Avenue Tampa, Florida 33614 Attorneys for Personal Representative:</div>	<div>HILLSBOROUGH COUNTY BaumannKangas Estate Law 201 E. Kennedy Boulevard, Suite 830 Post Office Box 399 Tampa, Florida 33601-0399 1/17-1/24/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000044 Division A IN RE: ESTATE OF RAY ERIK MCGALLIARD Deceased. NOTICE TO CREDITORS The administration of the estate of RAY ERIK MCGALLIARD, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: /s/ Andrea McGalliard Andrea McGalliard 506 Valley Hill Dr. Brandon, Florida 33510 Attorney for Personal Representative: /s/ Mary G. McDermott Mary Greenwood McDermott, Esq. Attorney Florida Bar Number: 612456 Brandon Family Law Center, LLC 710 Oakfield Dr., Ste 254 Brandon, Florida 33511 Telephone: (813) 653-1744 Fax: (813) 654-6830 E-Mail: service@brandonfamilylaw.com Sec E-Mail: mary@brandonfamilylaw.com 1/17-1/24/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Civil Division CASE NO.: 24-CA-007820 EASY MOBILE HOMES, LLC, a Florida limited liability company, Plaintiff, vs. MATILDA GUADALUPE QUINTERO, JOHN DOE, the Unknown Spouse of Matilda Guadalupe Quintero, and UNKNOWN TENANT(S) IN POSSESSION, if any, jointly and severally, 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 Hillsborough County, Florida, the Clerk will sell the property described below situated in Hillsborough County, Florida, described as: TRACT 4, BLOCK 9, TROPICAL ACRES – UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 58, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1974 SINGLE-WIDE MOBILE HOME LOCATED THEREON. at public sale, to the highest bidder, for cash. The judicial sale will be conducted electronically online at the following website: www.hillsborough.realforeclose.com at 10:00 a.m. on March 17, 2025. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twigg Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. HOLCOMB & LEUNG, P.A. 3203 W. Cypress St. Tampa, Florida 33607 (813) 258-5835 (813) 258-5835 - Facsimile By: /s/ Brian A. Leung BRIAN A. LEUNG Florida Bar #14510 brianleung@holcomblaw.com megan@holcomblaw.com 1/17-1/24/25LG 2T</div>	<div>HILLSBOROUGH COUNTY IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002905 Division Probate IN RE: ESTATE OF THEODORE PAYNE Deceased. NOTICE TO CREDITORS The administration of the estate of Theodore Payne, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 419 N. Pierce Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: Thelma Johnson 5300 Cleveland Street Hollywood, FL 33021 Attorney for Personal Representative: Marva L. Wiley, Esq. Attorney Florida Bar Number: 74373 9999 NE 2nd Avenue, Suite 310 Miami Shores, FL 33138 Telephone: (786) 536-4612 Fax: (786) 513-3827 E-Mail: marvawiley@bellsouth.net Secondary E-Mail: mlwiley_1999@yahoo.com 1/17-1/24/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY</div>	<div>HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO.: 22-DP-782 DIVISION: D IN THE INTEREST OF: N.L. MINOR CHILDREN AMENDED NOTICE OF ACTION THE STATE OF FLORIDA: TO: Brannon Larkin DOB: 5/9/1977 Last Known Address: N/A A Petition for Termination of Parental Rights under oath has been filed in this court regarding the above-referenced children. You are to appear at the Edgcomb Courthouse 800 E. Twigg Street, Court Room 310, Tampa, Florida 33602 for a TERMINATION OF PARENTAL RIGHTS ADVISORY HEARING. You must appear on the date and at the time specified. This action is set before the Honorable Lisa Campbell, Judge of the Circuit Court at 11:30 A.M. on March 11, 2025. Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the children with an adoption entity, as defined in Section 63.032(3), Florida Statutes. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILDREN WHOSE INITIALS APPEAR ABOVE. 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. Twigg Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice impaired: 1-800-955-8770, e-mail: ADA@fljud13.org within two working days of your receipt of this summons at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. PLEASE BE GOVERNED ACCORDINGLY Witness my hand and seal as the Clerk of said court, this 14th day of January, 2025. Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida By: s/ Indray Zelaya Deputy Clerk 1/17-2/7/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 23-DP-434 DIVISION: C IN THE INTEREST OF: M.E. DOB: 8/18/2012 MINOR CHILD NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</div>	<div>HILLSBOROUGH COUNTY TO: SARAH GRACE REED DOB: 04/06/1974 Last Known Address: 1412 E Seneca Ave, Tampa, FL 33612 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: M.E. born on 8/18/2012. You are hereby commanded to appear on March 3, 2025, at 2:30 PM before the Honorable Daryl M. Manning at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twigg Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. 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, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS. WITNESS my hand as Clerk of said Court and the Seal thereof, this 14th day of January, 2025. Victor Crist, Clerk of Court By: s/Indray Zelaya As Deputy Clerk 1/17-2/7/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY CASE NO. 09-DP-367 DIVISION: S IN THE INTEREST OF: C.M. DOB: 7/11/2007 J.M. DOB: 6/12/2008 MINOR CHILDREN NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: CARL MITCHELL, 2045 18th Avenue, St Petersburg FL 33712 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: C.M. born on 7/11/2007, and J.M. born on 6/12/2008. You are hereby commanded to appear on February 24, 2025,, at 10:40 AM before the Honorable Leslie K. Schulz-Kin at the Hillsborough Courthouse, Edgcomb Courthouse, 800 East Twigg Street, Courtroom Number 312, Tampa, FL 33602, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILDREN NAMED IN THIS NOTICE. Pursuant to Sections 39.802(4)(d) and 63.082(6)(g), Florida Statutes, you are hereby informed of the availability of private placement of the child with an adoption entity, as defined in Section 63.032(3), 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 ADA Coordinator, 800 E. Twigg Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice 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 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 14th day of January, 2025. Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida By: s/ Indray Zelaya Deputy Clerk 1/17-2/7/25LG 4T</div> <div>IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-CC-022345 Chateau Professional Park Owners Association, Inc., a not for profit Florida corporation, Plaintiff, vs. Smart PBM, LLC, GTE Federal Credit Union, and Unknown Tenants in Possession, Defendants. NOTICE OF SALE NOTICE IS HEREBY GIVEN that on February 7, 2025, at 10:00 a.m. via the internet at www.hillsborough.realforeclose.com, in accordance with §45.031, <i>Florida Statutes</i>, the undersigned Clerk will offer for sale the following described real property: (Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY<p>A PART OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:</p><p>COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 89°25'53" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 15, A DISTANCE OF 224.77 FEET TO THE NORTH-WESTERLY PROLONGATION OF THE SOUTH LINE OF PARCEL "A" OF CHEVAL POLO AND GOLF CLUB PHASE ONE-A AS RECORDED IN PLAT BOOK 57, PAGE 59, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 60°49'17" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 555.24 FEET; THENCE SOUTH 29°10'43" WEST, A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING; SOUTH 60°49'17" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 29°10'43" WEST, A DISTANCE OF 23.42 FEET; THENCE SOUTH 60°49'17" EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 29°10'43" WEST, A DISTANCE OF 14.92 FEET; THENCE NORTH 60°49'17" WEST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 29°10'43" WEST, A DISTANCE OF 21.67 FEET; THENCE NORTH 60°49'17" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 29°10'43" EAST, A DISTANCE OF 60.00 FEET OF THE POINT OF BEGINNING</p><p>18540 N Dale Mabry Highway, Lutz, Florida 33548</p><p>The aforesaid sale will be made pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 24-CC-022345 now pending in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p><p>Respectfully submitted on December 30, 2024.</p><p>/s/ Aaron Silberman, Esq. Florida Bar No.: 15722 aaron@thesilbermanlawfirm.com Silberman Law, P.A. 1105 W. Swann Avenue Tampa, Florida 33606 Telephone: (813) 434-1266 Facsimile: (813) 434-1257 Attorney for Plaintiff</p><p>1/17-1/24/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-88 Division A</p></div>	<div>HILLSBOROUGH COUNTY<p>IN RE: ESTATE OF HENRY GORDON ENNIS, JR. A/K/A HENRY G. ENNIS, JR. Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of Henry Gordon Ennis, Jr. a/k/a Henry G. Ennis, Jr., deceased, whose date of death was December 9, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 17, 2025.</p><p>Personal Representative: Henry G. Ennis, III 2808 W. Marlin Avenue Tampa, Florida 33611</p><p>Attorney for Personal Representative: /s/ Lorien Smith Johnson Florida Bar Number: 26662 LORIEN S. JOHNSON, PLLC 1520 W. Cleveland Street Tampa, Florida 33606 Telephone: (813) 758-3492 E-Mail: lsjohnson@loriensjohnson.com Secondary E-Mail: admin@loriensjohnson.com</p><p>1/17-1/24/25LG 2T</p><p>-----</p><p>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-046486</p><p>SHERWOOD MANOR COMMUNITY ASSOCIATION, INC., Plaintiff,</p></div>	<div>HILLSBOROUGH COUNTY<p>vs.</p><p>JAHAIRA CALDERON, AN UNMARRIED WOMAN AND MARCUS AARON SMELLIE, AN UNMARRIED MAN, Defendant(s).</p><p>NOTICE OF SALE</p><p>Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-046486, that resulted from the Final Hearing on or about January 07, 2025, where this Court verbally entered judgment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-046486 on about January 07, 2025 Ordering the Clerk of Court to set a sale of the property on the below-mentioned date. Hereby, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:</p><p>Lot 2, Block 14, BROOKSIDE ESTATES PHASE 1 AND 2 according to the map or plat thereof recorded in Plat Book 136, Pages 154 through 166, inclusive, of the Public Records of Hillsborough County, Florida.</p><p>and commonly known as: 908 Tidal Rock Ave, Ruskin, FL 33570; 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 February 11, 2025 at 10:00AM.</p><p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.</p><p>Dated this January 08, 2025</p><p>/s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm <i>Attorney for Plaintiff</i></p><p>Frazier & Bowles, Attorneys at Law 45388.46</p><p>1/17-1/24/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA PROBATE DIVISION CASE NO.: 24-CP-003965 DIVISION: B</p><p>IN RE: ESTATE OF JIMMIE LEE JACKSON, SR. Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of JIMMIE LEE JACKSON, SR., deceased, whose date of death was August 12, 2024, 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's attorney is set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 17, 2025.</p><p>Personal Representative: /s/ Brittany Shadaniaa Jackson Marquis 22436 Bravest Blvd. Land O' Lakes, FL 34639</p><p>Attorney for Personal Representative: LANGFORD & MYERS, PA /s/ Helen M. Skala, Esq. FBN: 93046 helen@langfordmyers.com 1715 West Cleveland Street Tampa, FL 33606 Telephone: (813) 251-5533</p><p>1/17-1/24/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY CASE NO. 23-DP-385 DIVISION: S</p><p>IN THE INTEREST OF: C.C. DOB: 6/1/2023 MINOR CHILD</p><p>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: Shannon Paul, DOB: 2/21/1989 Address Unknown</p><p>YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: C.C. born on 6/1/2023. You are hereby commanded to appear on March 3, 2025, at 10:20 AM before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an ADVISORY HEARING.</p><p>FAILURE TO PERSONALLY APPEAR</p></div>	<div>HILLSBOROUGH COUNTY<p>AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. 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.</p><p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice 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 scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p><p>WITNESS my hand as Clerk of said Court and the Seal thereof, this 9th day of January, 2025.</p><p>Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida By: s/Indray Zelaya As DeputyClerk</p><p>1/17-2/7/25LG 4T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000083 Division B</p><p>IN RE: ESTATE OF GORDON DALE POWELL Deceased.</p><p>NOTICE OF ACTION (formal notice by publication)</p><p>TO: DEBORAH POWELL, ROBERT JOHN POWELL, JOSHUA DALE POWELL and any and all heirs of the Estate of GORDON DALE POWELL</p><p>YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on the petitioner's attorney, whose name and address are: Derek B. Alvarez, Esquire, GENDERS ♦ ALVAREZ ♦ DIECIDUE, P.A., 2307 W. Cleveland Street, Tampa, FL 33609, on or before 02/12/2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</p><p>Signed on 11/10/2024.</p><p>Victor D. Crist As Clerk of the Court By: s/ Ryan Marsh As Deputy Clerk</p><p>1/17-2/7/25LG 4T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003754</p><p>IN RE: ESTATE OF VILMA VEGA A/K/A VILMA M. VEGA Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of Vilma Vega a/k/a Vilma M. Vega, deceased, whose date of death was September 18, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is PO Box 3360, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>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.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 17, 2025.</p><p>Personal Representative: /s/ Ted R. Tamargo 275 Bayshore Blvd., Unit 1506 Tampa, Florida 33606</p><p>Attorney for Personal Representative: /s/ Gerard F. Wehle, Jr., Attorney Florida Bar Number: 769495 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: jj@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com</p><p>1/17-1/24/25LG 2T</p><p>-----</p><p>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002299 Division Probate</p><p>IN RE: ESTATE OF JOAN LOU WAGNER Deceased.</p></div>	<div>HILLSBOROUGH COUNTY<p>NOTICE TO CREDITORS</p><p>The administration of the estate of Joan Lou Wagner, deceased, whose date of death was April 18, 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.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 17, 2025.</p><p>Personal Representative: /s/ Amy M. Wagner</p><p>Personal Representative: /s/ Bruce Wagner</p><p>Attorney for Personal Representative: /s/ J. Scott Reed, Esq. Florida Bar Number: 124699 Pilka Adams & Reed, P.A. 330 Pauls Drive, Suite 100 Brandon, FL 33511 Telephone: (813) 653-3800 Fax: (813) 651-0710 E-Mail: sreed@pilka.com Secondary E-Mail: wcoffey@pilka.com</p><p>1/17-1/24/25LG 2T</p><p>-----</p><p>NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY To: THOMAS J. SCRIVENS Case No.: CD202403038/D 3325674</p><p>An Administrative Complaint to revoke your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</p><p>1/17-2/7/25LG 4T</p><p>-----</p><p>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No.: 24-CP-003862 Division: A</p><p>IN RE: THE ESTATE OF WARREN HOPE DAWSON Deceased.</p><p>NOTICE TO CREDITORS</p><p>The administration of the estate of WARREN HOPE DAWSON, deceased, is pending in the Circuit Court for HILLSBOROUGH County, Probate Division, the address of which is 800 East Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p><p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p><p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p><p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p><p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p><p>The date of first publication of this notice is January 17, 2025.</p><p>Signed on this 22nd day of November, 2024.</p><p>Personal Representative: s/ Joan Dawson JOAN DAWSON 3508 River Grove Drive Tampa, FL 33610</p><p>Attorney for Personal Representative: s/ Kaydell Wright-Douglas, Esquire KAYDELL WRIGHT-DOUGLAS, ESQ. Florida Bar No.: 139930 KAYDELL WRIGHT-DOUGLAS, P.A. 110 North Armenia Avenue, Suite A Tampa, FL 33609</p><p>(Continued on next page)</p></div>

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE
<p>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 2/12/2025 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.</p> <p>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.</p> <p>CASES TO BE HEARD AT THE 9:00 A.M. HEARING</p> <p>CASE NO: COD-24-0003963</p> <p>NAME OF VIOLATOR: CAMILO PERALTA AND MERCEDES</p> <p>LOCATION OF VIOLATION: 1106 E ANNIE ST, TAMPA, FL</p> <p>CODE SECTIONS: 19-49 19-231(5)a 19-231(10) 19-231(11) 19-231(13) 19-231(15) a 19-231(15)b 19-231(15)c 19-231(16)a 19-233(a)</p> <p>LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 27 AND 28 BLOCK K</p> <p>FOLIO: 144109.0000</p> <p>CASE NO: COD-24-0003975</p> <p>NAME OF VIOLATOR: TIMOTHY ALAN BOHANON</p> <p>LOCATION OF VIOLATION: 5607 N ARMENIA AVE, TAMPA, FL</p> <p>CODE SECTIONS: 19-237</p> <p>LEGAL DESCRIPTION: HAMNER'S MARJORY B RENMAH LOTS 20 AND 21 LESS R/W FOR ARMENIA AVE BLOCK 6</p> <p>FOLIO: 104503.0000</p> <p>CASE NO: COD-24-0004024</p> <p>NAME OF VIOLATOR: KENNETH ETIENNE</p> <p>LOCATION OF VIOLATION: 9800 N 10TH ST, TAMPA, FL</p> <p>CODE SECTIONS: 19-231(5)a 19-231(17)</p> <p>LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOT 15 LESS THE N 9 FT THEREOF AND ALL LOT 16 BLOCK C</p> <p>FOLIO: 144038.0300</p> <p>CASE NO: COD-24-0004025</p> <p>NAME OF VIOLATOR: KENNETH EITIENNE</p> <p>LOCATION OF VIOLATION: 9800 N 10TH ST, TAMPA, FL</p> <p>CODE SECTIONS: 19-231(3) 19-231(10) 19-231(15)a 19-231(17)</p> <p>LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOT 15 LESS THE N 9 FT THEREOF AND ALL LOT 16 BLOCK C</p> <p>FOLIO: 144038.0300</p> <p>CASES TO BE HEARD AT THE 1:00 P.M. HEARING</p> <p>CASE NO: COD-24-0003573</p> <p>NAME OF VIOLATOR: MARIEA GUEST</p> <p>LOCATION OF VIOLATION: 1904 E ANNONA AVE, TAMPA, FL</p> <p>CODE SECTIONS: 27-283.11(A) 27-326</p> <p>LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 15 BLOCK 64</p> <p>FOLIO: 144734.0000</p> <p>CASE NO: COD-24-0003647</p> <p>NAME OF VIOLATOR: VANESSA PELAEZ</p> <p>LOCATION OF VIOLATION: 9816 N 10TH ST, TAMPA, FL</p> <p>CODE SECTIONS: 27-282.12 27-290.1 27-326</p> <p>LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 1 AND 2 BLOCK C</p> <p>FOLIO: 144033.0000</p> <p>CASE NO: COD-24-0004008</p> <p>NAME OF VIOLATOR: MARTIN JONES HOLDINGS LLC</p> <p>LOCATION OF VIOLATION: 9315 N 16TH ST, TAMPA, FL</p> <p>CODE SECTIONS: 27-156 27-326</p> <p>LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 18 BLOCK 8</p> <p>FOLIO: 144323.0000</p> <p>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.</p> <p>INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.</p> <p>SHIRLEY FOX-X-KNOWLES, CMC CITY CLERK</p> <p>1/17-2/7/25LG 4T</p>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>HILLSBOROUGH COUNTY</div> <div>low.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 10, 2025.</div> <div>Personal Representative: /s/ Judy O'Dell 721 Oak Street SW Ruskin, Florida 33570</div> <div>Attorney for Personal Representative: /s/ Leighton J. Hyde, Esq. Florida Bar No. 106018 Email Addresses: lhyde@hydelawoffice.com leightonjhyde@gmail.com The Law Office of Leighton J. Hyde, P.A. 14016 Spector Road Lithia, Florida 33547 Telephone: (813) 870-9555</div> <div>1/10-1/17/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION Case No. 24-CP-002434</div> <div>IN RE: ESTATE OF WILLIAM MORRIS HALSEY Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of WILLIAM MORRIS HALSEY deceased, whose date of death was February 2nd, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs St., Tampa, Florida 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 10, 2025.</div> <div>Personal Representative: Amy Haviland a/k/a Amy E. Halsey Crouch 409 Bayfield Dr. Brandon, Florida 33511</div> <div>Attorney for Personal Representative: /s/ Lakirah Kincy, Esq. Fla. Bar No.: 1023199 Brice Zoecklein, Esq. Fla. Bar No. 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Ave. Brandon, Florida 33511 lakirah@zoeckleinlawpa.com brice@zoeckleinlawpa.com info@zoeckleinlawpa.com Tel: (813) 501-5071 Fax: (813) 925-4310</div> <div>1/10-1/17/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 19-CA-004595</div> <div>OSPREY LANDINGS OF RUSKIN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, Plaintiff, vs. DEBRA DIAZ, ET ALS, Defendant(s).</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Order on Motion to Reset Foreclosure Sale entered in this cause on January 3, 2025 by the County Court of Hillsborough County, Florida, the property described as:</div> <div>Lot 10 Block B, as shown on plat entitled "OSPREY LANDING" and recorded with the Clerk of the Circuit Court, Public Records of Hillsborough County, Florida in Book 125, Page</div>	<div>HILLSBOROUGH COUNTY</div> <div>145-149.</div> <div>and more commonly known as 5063 Inshore Landing Drive, Apollo Beach, FL 33572</div> <div>will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M., at www.hillsborough.realforeclose.com on January 31, 2025.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>/s/ Brittnie Burns Brittnie M. Burns, Esquire Florida Bar No.: 1011908 bburns@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620 <i>Attorney for Plaintiff</i></div> <div>1/10-1/17/25LG 2T</div> <div>IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24-CP-2203 DIVISION: O Florida Bar #898791</div> <div>IN RE: ESTATE OF HELEN BETTY HUETHER, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of HELEN BETTY HUETHER, deceased, Case Number 24-CP-2203, 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.</div> <div>All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of the first publication of this Notice is January 10, 2025.</div> <div>Personal Representative: LYNNE L. LINETT 127 S. Sunset Drive Winston Salem, NC 27101</div> <div>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</div> <div>1/10-1/17/25LG 2T</div> <div>IN THE FIFTH CIRCUIT COURT IN AND FOR CITRUS COUNTY, STATE OF FLORIDA PROBATE DIVISION FILE NO: 2024 CP 001135 A</div> <div>IN RE: ESTATE OF GEORGE W. HINTON, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of GEORGE W. HINTON, deceased, whose date of death was December 10, 2020, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Avenue, Inverness, FL 34450. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death</div>	<div>HILLSBOROUGH COUNTY</div> <div>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 Florida Statutes section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.2211.</div> <div>The date of first publication of this notice is January 10, 2025.</div> <div>Personal Representative: /s/ William Rogers WILLIAM ROGERS 2517 Creek Road Hainesport, NJ 08036</div> <div>Attorney for Personal Representative: /s/ Dana Kemper Dana Kemper, Esq. Florida Bar # 0044337 HEMNESS FALLER ELDER LAW 309 N. Parsons Ave. Brandon, FL 33510-4515 (813) 661-5297 (813) 689-8725 fax dana@hemnesslaw.com service@hemnesslaw.com</div> <div>1/10-1/17/25LG 2T</div> <div>IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003829 Division Probate</div> <div>IN RE: ESTATE OF MARK ALEXANDER COTTON Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of Mark Alexander Cotton, deceased, whose date of death was July 4, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 10, 2025.</div> <div>Personal Representative: Michael A. Cotton 5630 Rawls Road Tampa, Florida 33625</div> <div>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</div> <div>1/10-1/17/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY CASE NO. 24-DP-191</div> <div>IN THE INTEREST OF: S.H. DOB: 1/15/2024 MINOR CHILD</div> <div>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</div> <div>TO: JOHN HURD 8723 Del Rey Court, Tampa, FL 33617</div> <div>YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: S.H. born on 1/15/2024. You are hereby commanded to appear on March 25, 2025, at 9:40 AM before the Honorable Leslie Schultz-Kin, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an ADVISORY HEARING.</div> <div>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.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice 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 scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>WITNESS my hand as Clerk of said Court and the Seal thereof, this 6th day</div>	<div>HILLSBOROUGH COUNTY</div> <div>of January, 2025. Cindy Stuart, Clerk of Circuit Court Hillsborough County, Florida By: s/Indray Yelaya Deputy Clerk</div> <div>1/10-1/31/25LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY</div> <div>To: MICHAEL M. SANDERS</div> <div>Case No.: CD202404876/D 3336563/3400626</div> <div>An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/10-1/31/25LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY</div> <div>To: TREASURE D. ROGERS</div> <div>Case No.: CD202408393/D 3406921</div> <div>An Administrative Complaint to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/10-1/31/25LG 4T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA CIVIL DIVISION CASE NO. 23-CA-013943</div> <div>USF FEDERAL CREDIT UNION Plaintiff, Vs. KEITH ESP, ET AL. Defendant.</div> <div>NOTICE OF SALE</div> <div>Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered on September 20, 2024 and an Amended Order Cancelling and Rescheduling Foreclosure Sale entered on January 2, 2025, in the above styled cause, in the Circuit Court of Hillsborough County, Florida, I, Cindy Stuart, Clerk of the Circuit Court, will sell the property situated in Hillsborough County, Florida legally described as:</div> <div>Unit No. 1502 Tower T2, The Towers of Channelside, a Condominium, according to The Declaration of Condominium recorded in O. R. Book 17865, Page 1336, and all exhibits and amendments thereof, Public Records of Hillsborough County, Florida.</div> <div>at public sale on February 26, 2025, to the highest bidder for cash, in an online sale at: www.hillsborough.realforeclose.com, beginning at 10:00 a.m.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E. Kennedy Blvd., Tampa, FL (813) 276-8100 extension 4205, within 2 working days prior to the date the service is needed; if you are hearing or voice impaired call 711.</div> <div>Dated 1/3/25 /s/ Kalei McElroy Blair Kalei McElroy Blair, Esq. Florida Bar No.44613 Wetherington Hamilton, P.A. 1010 N. Florida Ave. Tampa, FL 33602 kmbpleadings@whhlaw.com</div> <div>1/10-1/17/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION CASE NO. 24-CP-003490</div> <div>IN RE: ESTATE OF PAUL F. HECKSHER JR. DECEASED.</div> <div>NOTICE TO CREDITORS (Summary Administration)</div> <div>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</div> <div>You are hereby notified that a Petition for Summary Administration has been entered in the estate of Paul F. Hecksher Jr., deceased, File Number 24-CP-003490, by the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 Twiggs Street, Tampa, FL 33602; that the decedent's date of death was September 7, 2024; that the total value of the estate is \$4,000.00 and that the name and address of the petitioner and the petitioner's attorney are set forth below:</div> <div>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</div> <div>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Petition of Summary Administration must file their claims with this court WITHIN THE TIME PERI-</div>	<div>HILLSBOROUGH COUNTY</div> <div>ODS SET FORTH IN FLORIDA STATUTES SECTION 733.702.</div> <div>ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this Notice is January 10, 2025.</div> <div>Person Giving Notice: /s/ Johnessa Hern Top Down Properties LLC, Petitioner By: Johnessa Hern, Managing Member</div> <div>Attorney for Person Giving Notice: /s/ Angela Huber Angela M. Huber Florida Bar No. 0119212 Huber Law Group PL 16540 Pointe Village Dr., Ste 206 Lutz, FL 33558 E-mail: angela@huberlawpl.com</div> <div>1/10-1/17/25LG 2T</div> <div>IN THE THIRTEENTH JUDICIAL CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3580 Division B</div> <div>IN RE: ESTATE OF REGINALD JEROME WALKER Decedent.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the estate of REGINALD JEROME WALKER, deceased, whose date of death was June 28, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is January 10, 2025.</div> <div>Personal Representative: /s/ Regina Thomas REGINA T. THOMAS 34450 Windknob Court Wesley Chapel, FL 33544</div> <div>Attorney for Personal Representative: /s/ Melanie Quattrone Melanie Quattrone, Esq. Florida Bar Number: 60033 Quattrone Family Law, PLLC 16114 North Florida Avenue Lutz, FL 33549 Telephone: (813) 769-5170 melanieq@quattronefamilylaw.com</div> <div>1/10-1/17/25LG 2T</div> <div>IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-006798</div> <div>LAKE CHASE CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. HG DEVELOPMENT GROUP, LLC Defendant.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Order Canceling January 10, 2025 Foreclosure Sale Due to Publication and Resetting the Sale, which was entered in this cause on December 31, 2024 by the County Court of Hillsborough County, Florida, the property described as:</div> <div>Condominium Unit No. 9344, of Building 18, Lake Chase Condominium, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 14750, at Page 0034, and any amendments thereto, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.</div> <div>Subject to current taxes, easements and restrictions of record.</div> <div>Being the same premises as conveyed to the Grantors herein by deed dated the 10th day of June 2005 recorded July 29, 2006 in Book 15303 Page 0212</div> <div>and more commonly known as 9344 Lake Chase Island Way, Tampa, FL 33626.</div> <div>will be sold at public sale by the Hillsborough County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M., at www.hillsborough.realforeclose.com on January 31, 2025.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7</div> <div>(Continued on next page)</div>

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

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/ Brittnie Burns
Brittnie M. Burns, Esquire
Florida Bar No.: 1011908
bburns@bushross.com
BUSH ROSS, P.A.
Post Office Box 3913
Tampa, FL 33601
Telephone No.: (813) 204-6492
Facsimile No.: (813) 223-9620
Attorney for Plaintiff

1/10-1/17/25LG 2T

IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY
CASE NO. 24-DP-191
DIVISION: S

IN THE INTEREST OF:
S.H. DOB: 1/15/2024
MINOR CHILD

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: ALISA LONGO
8723 Del Rey Court, Tampa, FL 33617

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: S.H. born on 1/15/2024. You are hereby **commanded** to appear on March 25, 2025, at 9:40 AM before the Honorable Leslie Schultz-Kin, at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an **ADVISORY HEARING**.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD 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 ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice 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 scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 6th day of January, 2025.

Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida
By: s/Indray Zelaya
Deputy Clerk

1/10-1/31/25LG 4T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
File No. 24-CP-002590
Division A

IN RE: ESTATE OF
IONIE BERNICE CLARK
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Ionie Bernice Clark, deceased, whose date of death was May 15, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33610. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
/s/ Omar G. Brown
5616 Limelight Drive
Apollo Beach, Florida 33572

Attorney for Personal Representative:
/s/ Leighton J. Hyde
Florida Bar No. 106018
Email Addresses:
lhyde@hydelawoffice.com
leightonjhyde@gmail.com
The Law Office of Leighton J. Hyde, P.A.
14016 Spector Road
Lithia, Florida 33547
Telephone: (813) 870-9555

1/10-1/17/25LG 2T

IN THE THIRTEENTH JUDICIAL
CIRCUIT COURT, IN AND FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 24-CP-003899

IN RE: ESTATE OF
JAMES GRAVES,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of James Graves, deceased, whose date of

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

death was August 20th, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The first date of publication is January 10th, 2025.

Personal Representative:
Sarah Elizabeth Vyskocil
240 Charles Street
Hanover, Pennsylvania 17331

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

1/10-1/17/25LG 2T

IN THE CIRCUIT COURT FOR
HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-3184

IN RE: ESTATE OF
VICTORIA MARIE FROLIO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of VICTORIA MARIE FROLIO, deceased, whose date of death was October 10, 2022, is pending in the Circuit Court for Hillsborough County Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The personal representative 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 date of first publication of this notice is January 10, 2025.

Personal Representative:
JOHN FROLIO
1987 Dale Croft Trail
The Villages, Florida 32162

Attorney for Personal Representative:
NORBERTO S. KATZ, ESQUIRE
Florida Bar No.: 399086
630 North Wymore Road, Suite 330
Maitland, Florida 32751
(407) 849-7072
Primary: velizkatz@velizkatzlaw.com
Secondary: jearle@velizkatzlaw.com

1/10-1/17/25LG 2T

IN THE CIRCUIT COURT OF THE
13TH JUDICIAL CIRCUIT IN AND FOR
HILLSBOROUGH COUNTY
JUVENILE DIVISION
CASE NO. 23-DP-705
DIVISION: S

IN THE INTEREST OF:
J.D-R. DOB: 10/15/2023
MINOR CHILD

NOTICE OF ACTION
TERMINATION OF PARENTAL RIGHTS

TO: NEYSHMARIE ROMERO BETANCOURT
Madison Lake Cir., Tampa, FL 33619

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

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

commit the following child for adoption: J.D-R. born on 10/15/2023. You are hereby **commanded** to appear on **February 24, 2025, at 9:40 AM** before the Honorable Leslie K. Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an **ADVISORY HEARING**.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice 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 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 20th day of December, 2024.

Cindy Stuart, Clerk of Circuit Court
Hillsborough County, Florida
By: s/Indray Zelaya
DeputyClerk

12/27-1/17/25LG 4T

MANATEE COUNTY

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 908666 from Kolter Multifamily, LLC, 105 NE 1st Street, Delray Beach FL 33444. Application received: 12/26/2024. Proposed activity: Construction of multi-family housing. Project name: KMF-Affordable Manatee or Prospect Road Apartments. Project size: 18.30 Acres Location: Section 20, Township 35, South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the project. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

1/17/25LG 1T

NOTICE OF ACTION

Manatee County

BEFORE THE BOARD OF PHYSICAL
THERAPY PRACTICE

IN RE: The license to practice as a
Physical Therapist Assistant

Adam Montone, P.T.A.

2625 53rd St. S, Unit 6

Gulfport, FL 33707

6608 93rd St. E.

Bradenton, FL 34202

6608 Oak Hammock Dr.

Bradenton, FL 34202

5301 27th Ave. S., Unit 6

Gulfport, FL 33707

1420 Pine Warbler Pl., Unit 1310

Sarasota, FL 34240-1532

CASE NO.: 2023-32497

LICENSE NO.: PTA30016

The Department of Health has filed a First Amended Administrative Complaint against you, a copy of which may be obtained by contacting, Collie Nolen, Esq., Department of Health, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265 (850)558-9891.

If no contact has been made by you concerning the above by February 28, 2025, the matter of the First Amended Administrative Complaint will be presented at an ensuing meeting of the Board of Physical Therapy Practice in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

1/17-2/7/25LG 4T

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 24-CP-001578

IN RE: ESTATE OF
DANIEL STEPHEN MIKUS,
Deceased.

LEGAL ADVERTISEMENT

MANATEE COUNTY

NOTICE TO CREDITORS

The administration of the Estate of Daniel Stephen Mikus, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative:
Daniel J. Mikus
9 Alder Way
Armonk, New York 10504

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

1/17-1/24/25LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received an Individual Environmental Resource Application Number 899545 from, Forestar (USA) Real Estate Group Inc., 4042 Park Oaks Blvd, Suite 200 Tampa FL 33610. Application received: 9/5/2024. Proposed activity: Individual ERP - Construction and operation of new works, activities, and/or a stormwater management system. Project name: Wyndfields South Phase 3. Project size: 71.44 acres. Location: Section 30 Township 35 South, Range 20 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

1/17/25LG 1T

IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA

PROBATE DIVISION

CASE #: 2024-CP-2638

IN RE: ESTATE OF
DIANE COPELAND,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of DIANE COPELAND, deceased, whose date of death was September 28, 2024; is pending in the Circuit Court for MANATEE County, Florida, Probate Division; File Number 2024-CP-2638; the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

LEGAL ADVERTISEMENT

MANATEE COUNTY

The date of first publication of this notice is January 17, 2025.

Personal Representative:

Amy Johnson
4007 Laurawood Lane
Franklin, TN 37067

Attorney for Personal Representative:

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

1/17-1/24/25LG 2T

RECEIPT OF APPLICATION NOTICING

Notice is hereby given that the Southwest Florida Water Management District has received an Environmental Resource Permit application number 903392 from EPG Buckeye Road Holdings, LLC., 111 S. Armenia Ave, Ste 201, Tampa, Florida 33609. Application received: 09-24-2024. Proposed activity: Modification of permitted stormwater system. Project name: Buckhead Trail Mass Grading Modification. Project size: 611.17 acres. Location: Section 01 Township 33 South, Range 18 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. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org.

The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

1/17/25LG 1T

IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, IN AND
FOR
MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 412024CA000166CAAXMA
RRA CP OPPORTUNITY TRUST 2
PLAINTIFF,
VS.

KAREN L. JACQUES; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY; EDWARD J.
SULLIVAN; UNKNOWN SPOUSE OF
EDWARD J. SULLIVAN; CLERK OF THE
CIRCUIT COURT IN AND FOR MANATEE
COUNTY, FLORIDA; LAKE VIEW
CONDOMINIUM ASSOCIATION, INC.;
STATE OF FLORIDA DEPARTMENT OF
REVENUE; and UNKNOWN TENANTS
IN POSSESSION OF THE SUBJECT
PROPERTY, ET AL.,
DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of January, 2025, and entered in Case No. 412024CA000166CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein RRA CP Opportunity Trust 2 is the Plaintiff and KAREN L. JACQUES; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; EDWARD J. SULLIVAN; UNKNOWN SPOUSE OF EDWARD J. SULLIVAN; CLERK OF THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA; LAKE VIEW CONDOMINIUM ASSOCIATION, INC.; STATE OF FLORIDA DEPARTMENT OF REVENUE; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Angelina Colonnesso as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.manatee.realforeclose.com at 11:00am on the 11th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 108, LAKE VIEW CONDOMINIUM PHASE II, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 1067, PAGE 2203, AND ANY AMENDMENTS THERETO, AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CONDOMINIUM BOOK 15, PAGES 91-96, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 13th day of January, 2025.

By: _____
Liana R. Hall
Bar No. 73813
11080-1007367

(Continued on next page)

<div>LEGAL ADVERTISEMENT</div> <div>MANATEE COUNTY</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024 CP 1384</div> <div>IN RE: THE ESTATE OF: Linda Mick, Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>The administration of the Estate of Linda Mick, deceased, whose date of death was December 8, 2021, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</div> <div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div> <div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>Personal Representative of Estate: John P. Mick 5048 Wagon Wheel Drive North Port, FL 34291</div> <div>Attorney for the Personal Representative: John Paul Fleck, Jr., Esquire 1111 Ninth Avenue West, Suites C & D Bradenton, FL 34205 Florida Bar No. 355747 manateecountylaw@aol.com (941) 749-1832</div> <div>1/10-1/17/25LG 2T</div> <div>-----</div> <div>IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2024-CC-002167</div> <div>DEL WEBB AT LAKEWOOD RANCH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JANE PETRUSKA, Defendant.</div> <div>NOTICE OF SALE</div> <div>NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on January 6, 2025 by the County Court of Manatee County, Florida, the property described as:</div> <div>Lot 136, DEL WEBB, PHASE IA, according to the plat thereof, as recorded in Plat Book 58, Page(s) 140 through 156, Public Records of Manatee County, Florida.</div> <div>will be sold at public sale by the Manatee County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M. at www.manatee.realforeclose.com on <u>February 11, 2025</u>.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim no later than the date the Clerk reports the surplus funds as unclaimed.</div> <div>In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Manatee County, 1115 Manatee Avenue W., Bradenton, FL 34205, Telephone (941) 749-1800, via Florida Relay Service.</div> <div>/s/ Allison J. Brandt Allison J. Brandt, Esquire Florida Bar No: 44023 abrandt@appletonreiss.com Appleton Reiss, PLLC 215 N. Howard Ave., Suite 200 Tampa, FL 33606 Phone: 813-542-8888 Attorney for Plaintiff</div> <div>10/14-10/21/22LG 2T</div> <div>-----</div> <div>ORANGE COUNTY</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7068386.1 FILE NO.: 24-022462 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. ANGEL OSCAR LOMBO Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Angel Oscar Lombo Colombres 156- 8th floor Lomas De Zamora, Buenos Aires 1832 Argentina YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as: An undivided 0.5302% interest in Unit 140A 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 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the</div> <div>ORANGE COUNTY</div> <div>Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,776.60, plus interest (calculated by multiplying \$0.49 times the number of days that have elapsed since December 19, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Valerie N. Edgecombe, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006749</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7068095.0 FILE NO.: 24-022465 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. TARAH E. CREIGHTON-CRAIG; SCOTT W. CRAIG Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Tarah E. Creighton-Craig 16 JEANNE AVE Brocton, MA 02301-5867 Scott W. Craig 16 JEANNE AVE Brocton, MA 02301-5867 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as: An undivided 0.3503% interest in Unit 107A 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 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,091.85, plus interest (calculated by multiplying \$0.64 times the number of days that have elapsed since December 19, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Valerie N. Edgecombe, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006735</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7063172.0 FILE NO.: 24-022471 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. KATHLYN L. MAIR; ELLIOTT R. MAIR Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Kathlyn L. Mair 14296 BRITTANY TER Oregon City, OR 97045-7153 Elliott R. Mair 2216 ATRISCO CIR Sacramento, CA 95833 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as: An undivided 0.3503% interest in Unit 133C 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 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,126.01, plus interest (calculated by multiplying \$0.64 times the number of days that have elapsed since December 19, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Valerie N. Edgecombe, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006711</div> <div>ORANGE COUNTY</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7061431.0 FILE NO.: 24-022477 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. TRAVIS J. OVERACKER; VICKI M. OVERACKER Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Travis J. Overacker 5618 Wolf Creek Drive Lacombe, Alberta T4L 2H2 Canada Vicki M. Overacker 5618 WOLF CREEK DRIVE Lacombe, Alberta T4L 2H2 Canada YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Disney's Saratoga Springs Resort described as: An undivided 0.4379% interest in Unit 130B 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 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,320.03, plus interest (calculated by multiplying \$0.33 times the number of days that have elapsed since December 19, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Valerie N. Edgecombe, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006736</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 8004645.1 FILE NO.: 24-022535 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. STEVEN C. STRAUSS Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Steven C. Strauss 3 NESKELL DR Basking Ridge, NJ 07920-3506 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Bay Lake Tower at Disney's Contemporary Resort described as: An undivided 0.4289% interest in Unit 82C of the Bay Lake Tower at Disney's Contemporary Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9755, Page 2293, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration') The default giving rise to these proceedings is the failure 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,902.20, plus interest (calculated by multiplying \$0.56 times the number of days that have elapsed since December 26, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Valerie N. Edgecombe, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006855</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 10026507.0 FILE NO.: 24-022537 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JAMIE L. NELSEN Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Jamie L. Nelsen 2322 S 91ST ST Omaha, NE 681242026 YOU ARE NOTIFIED that a TRUSTEE'S</div> <div>ORANGE COUNTY</div> <div>NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Bay Lake Tower at Disney's Contemporary Resort described as: An undivided 0.3310% interest in Unit 54C of the Bay Lake Tower at Disney's Contemporary Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9755, Page 2293, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration') The default giving rise to these proceedings is the failure 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,724.79, plus interest (calculated by multiplying \$0.49 times the number of days that have elapsed since December 26, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Jasmin Hernandez, Esq. Valerie N. Edgecombe, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006849</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 10017020.0 FILE NO.: 24-022550 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. AARON J. WILLIAMS; KATHLEEN M. FOUNTAIN Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Aaron J. Williams 1607 FOREST VIEW DR Avenel, NJ 07001 Kathleen M. Fountain 1607 FOREST VIEW DR Avenel, NJ 07001 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Bay Lake Tower at Disney's Contemporary Resort described as: An undivided 0.5092% interest in Unit 66B of the Bay Lake Tower at Disney's Contemporary Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9755, Page 2293, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration') The default giving rise to these proceedings is the failure 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,471.76, plus interest (calculated by multiplying \$0.38 times the number of days that have elapsed since December 17, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Valerie N. Edgecombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006828</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 10012765.0 FILE NO.: 24-022562 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. SHARI D. BLOOMBERG; MARK A. BLOOMBERG Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Shari D. Bloomberg 924 PARK AVE Elizabeth, NJ 07208-1152 Mark A. Bloomberg 924 Park Ave Elizabeth, NJ 07208-1152 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Bay Lake Tower at Disney's Contemporary Resort described as: An undivided 0.8147% interest in Unit 38A of the Bay Lake Tower at Disney's Contemporary Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9755, Page 2293, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration') (Continued on next page)</div>

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div>ORANGE COUNTY</div> <div>five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,105.01, plus interest (calculated by multiplying \$0.64 times the number of days that have elapsed since December 26, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Valerie N. Edgcombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006887</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 5006689.0 FILE NO.: 24-022949 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. HAROLD G. FAULK; APRIL L. TEIXEIRA Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Harold G. Faulk 12 7TH ST Harrison, NJ 07029-1906 April L. Teixeira 12 7th St Harrison, NJ 07029-1906 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Villas at Disney's Wilderness Lodge described as: An undivided 0.5205% interest in Unit 25A of the Villas at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 6170, Page 1425, Public Records of Orange County, Florida and all amendments thereto (the "Declaration") The default giving rise to these proceedings is the failure 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$3,325.09, plus interest (calculated by multiplying \$1.16 times the number of days that have elapsed since December 26, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Valerie N. Edgcombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006886</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure 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 Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N. Edgcombe, Esq. Jordan A Zeppetello, 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: Erin L. Martin, 30 PARKER ST., Franklin, NJ 07416-1552 and Robert B. Lualhati-Martin, 30 PARKER ST., Franklin, NJ 07416-1552; VOI: 216525-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$1,986.43; PER DIEM: \$0.94; NOTICE DATE: January 3, 2025 OBLIGOR: Jeffrey Scott Badgley, 11508 DELWICK DR, Windermere, FL 34786-6073 and Charlotte Ann Badgley, 11508 DELWICK DR, Windermere, FL 34786-6073; VOI: 218839-01; TYPE: Odd Biennial; POINTS: 81000; TOTAL: \$2,758.18; PER DIEM: \$1.88; NOTICE DATE: January 3, 2025 OBLIGOR: Fabio Carlo Bertinetti, MOLINO DE TORRE 5301 LT6 MZ17, Cordoba 5017 Argentina and Gisela Fili, MOLINO DE TORRE 5301 LT6 MZ17, Cordoba 5017 Argentina; VOI: 218906-01; TYPE: Annual; POINTS: 81000; TOTAL: \$4,463.07; PER DIEM: \$0.82; NOTICE DATE: January 3, 2025 OBLIGOR: Matthew J. Saady, 838 MARBLE WAY, Boca Raton, FL 33432-3009; VOI: 226615-01; TYPE: Annual; POINTS: 176700; TOTAL: \$9,119.53; PER DIEM: \$1.88; NOTICE DATE: January 3, 2025 OBLIGOR: Dawn Marie Holz, N67W25337 BRECKENRIDGE COURT, Sussex, WI 53089 and Scott T. Holz, N67W25337 BRECKENRIDGE COURT, Sussex, WI 53089; VOI: 233488-01; TYPE: Annual; POINTS: 110000; TOTAL: \$4,668.07; PER DIEM: \$0.70; NOTICE DATE: January 3, 2025 File Numbers: 24-025287, 24-025288, 24-025289, 24-025290, 24-025291 MDK-13135</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003726-O</div> <div>IN RE: ESTATE OF ANTHONY A. COPLEY, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of ANTHONY A. COPLEY, deceased, whose date of death was October 2, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE</div>	<div>ORANGE COUNTY</div> <div>Tampa, FL 33615-2749; VOI: 280417-01; TYPE: Annual; POINTS: 81000; TOTAL: \$28,351.61; PER DIEM: \$8.92; NOTICE DATE: December 18, 2024 OBLIGOR: Coleen Shyree Black, 24811 SCARLATTI CANTATA DR, Katy, TX 77493-3312 and Frank Charles White, 2775 COUNTY ROAD 247, Wharton, TX 77488-5554; VOI: 285056-01; TYPE: Annual; POINTS: 25800; TOTAL: \$13,257.45; PER DIEM: \$4.26; NOTICE DATE: December 18, 2024 File Numbers: 24-024945, 24-024939, 24-024927, 24-024923, 24-024915 MDK-13116</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Flex Vacations Owners Association, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure 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 Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N. Edgcombe, Esq. Jordan A Zeppetello, 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: Erin L. Martin, 30 PARKER ST., Franklin, NJ 07416-1552 and Robert B. Lualhati-Martin, 30 PARKER ST., Franklin, NJ 07416-1552; VOI: 216525-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$1,986.43; PER DIEM: \$0.94; NOTICE DATE: January 3, 2025 OBLIGOR: Jeffrey Scott Badgley, 11508 DELWICK DR, Windermere, FL 34786-6073 and Charlotte Ann Badgley, 11508 DELWICK DR, Windermere, FL 34786-6073; VOI: 218839-01; TYPE: Odd Biennial; POINTS: 81000; TOTAL: \$2,758.18; PER DIEM: \$1.88; NOTICE DATE: January 3, 2025 OBLIGOR: Fabio Carlo Bertinetti, MOLINO DE TORRE 5301 LT6 MZ17, Cordoba 5017 Argentina and Gisela Fili, MOLINO DE TORRE 5301 LT6 MZ17, Cordoba 5017 Argentina; VOI: 218906-01; TYPE: Annual; POINTS: 81000; TOTAL: \$4,463.07; PER DIEM: \$0.82; NOTICE DATE: January 3, 2025 OBLIGOR: Matthew J. Saady, 838 MARBLE WAY, Boca Raton, FL 33432-3009; VOI: 226615-01; TYPE: Annual; POINTS: 176700; TOTAL: \$9,119.53; PER DIEM: \$1.88; NOTICE DATE: January 3, 2025 OBLIGOR: Dawn Marie Holz, N67W25337 BRECKENRIDGE COURT, Sussex, WI 53089 and Scott T. Holz, N67W25337 BRECKENRIDGE COURT, Sussex, WI 53089; VOI: 233488-01; TYPE: Annual; POINTS: 110000; TOTAL: \$4,668.07; PER DIEM: \$0.70; NOTICE DATE: January 3, 2025 File Numbers: 24-025287, 24-025288, 24-025289, 24-025290, 24-025291 MDK-13135</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003573-O</div> <div>IN RE: ESTATE OF FRANCIS JOSEPH MURILLO, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the Estate of Francis Joseph Murillo, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: /s/ Kathleen Copley 111 Crawford St., Unit #16D, Marion, NC 28752 Personal Representative's Attorney: /s/ Ryan H. Wisneski RYAN H. WISNESKI Florida Bar Number: 119634 Rwisneski@dsklawgroup.com LCabrera@dsklawgroup.com NORMAN W. NASH Florida Bar Number: 505161 Nnash@dsklawgroup.com Skrakower@dsklawgroup.com de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP 332 North Magnolia Avenue Orlando, Florida 32801 Telephone: (407) 422-2454 1/17-1/24/25LG 2T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: ALL PRO COOLING AND HEATING RNC Owner: All Pro RNC, LLC 2721 Forsyth Rd. Office #458 Winter Park, FL 32792 1/17/25LG 1T</div> <div>IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003573-O</div> <div>IN RE: ESTATE OF FRANCIS JOSEPH MURILLO, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the Estate of Francis Joseph Murillo, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: /s/ Felicia Singh Felicia Singh 2121 S. Hiawassee Rd., Apt. 4427 Orlando, Florida 32835 Attorney for Personal Representative: /s/ Aaron C. Swiren Aaron C. Swiren Attorney Florida Bar Number: 13996 1516 E. Hillcrest St., Ste. 200 Orlando, Florida 32803 Telephone: (407) 898-7303 Fax: (407) 898-7310 E-Mail: aswiren@swirenlawfirm.com Secondary E-Mail: info@swirenlawfirm.com 1/17-1/24/25LG 2T</div> <div>NOTICE OF ACTION Orange County</div> <div>BEFORE THE BOARD OF NURSING IN RE: The license to practice as a Registered Nurse Stephanie Marie Simmons, R.N. 615 Banderas Avenue Ocoee, FL 34761 CASE NO.: 2024-10748 LICENSE NO.: 9374729 The Department of Health has filed an Administrative Complaint against your license to practice as a Registered Nurse, a copy of which may be obtained by contacting Kristen Summers, Chief Legal Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9909. If no contact has been made by you concerning the above by February 28, 2025, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service. 1/17-2/7/25LG 4T</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003212-O</div> <div>IN RE: ESTATE OF EDYS EILEEN WILLIAMS a/k/a EDYS WILLIAMS, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the Estate of Edys Eileen Williams a/k/a Edys Williams, deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. If you need special assistance due to a disability to participate in a court proceeding, please contact the Ninth Circuit Court Administration ADA Coordinator at the address or phone number below at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. Dated this 6th day of January, 2025 Attorney for Plaintiff: Colton L. Chrimes, Esquire Barbara M. Brown, Esquire BROWN & ASSOCIATES LAW & TITLE, P.A. 4200 4th Street N, Suite F Saint Petersburg, FL 33703 courtdocuments@brownalt.com (727) 325-2001 FBN: 641863 /s/ Colton L. Chrimes Colton L. Chrimes, Esq. 1/10-1/17/25LG 2T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY To: DRAKE M. WERY Case No.: CD202404407/D 3326414/3401036 (Continued on next page)</div>	<div>ORANGE COUNTY</div> <div>five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,105.01, plus interest (calculated by multiplying \$0.64 times the number of days that have elapsed since December 26, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Valerie N. Edgcombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006887</div> <div>NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 5006689.0 FILE NO.: 24-022949 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. HAROLD G. FAULK; APRIL L. TEIXEIRA Obligor(s)</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Harold G. Faulk 12 7TH ST Harrison, NJ 07029-1906 April L. Teixeira 12 7th St Harrison, NJ 07029-1906 YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Villas at Disney's Wilderness Lodge described as: An undivided 0.5205% interest in Unit 25A of the Villas at Disney's Wilderness Lodge, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 6170, Page 1425, Public Records of Orange County, Florida and all amendments thereto (the "Declaration") The default giving rise to these proceedings is the failure 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 Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$3,325.09, plus interest (calculated by multiplying \$1.16 times the number of days that have elapsed since December 26, 2024), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Valerie N. Edgcombe, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006886</div> <div>TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A- VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ('Declaration'), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure 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 Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustee's Notice of Foreclosure Proceeding was mailed to the Obligor (See Exhibit A-Notice Date)), plus the costs of this proceeding. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Michael E. Carleton, Esq. Valerie N. Edgcombe, Esq. Jordan A Zeppetello, 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: Erin L. Martin, 30 PARKER ST., Franklin, NJ 07416-1552 and Robert B. Lualhati-Martin, 30 PARKER ST., Franklin, NJ 07416-1552; VOI: 216525-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$1,986.43; PER DIEM: \$0.94; NOTICE DATE: January 3, 2025 OBLIGOR: Jeffrey Scott Badgley, 11508 DELWICK DR, Windermere, FL 34786-6073 and Charlotte Ann Badgley, 11508 DELWICK DR, Windermere, FL 34786-6073; VOI: 218839-01; TYPE: Odd Biennial; POINTS: 81000; TOTAL: \$2,758.18; PER DIEM: \$1.88; NOTICE DATE: January 3, 2025 OBLIGOR: Fabio Carlo Bertinetti, MOLINO DE TORRE 5301 LT6 MZ17, Cordoba 5017 Argentina and Gisela Fili, MOLINO DE TORRE 5301 LT6 MZ17, Cordoba 5017 Argentina; VOI: 218906-01; TYPE: Annual; POINTS: 81000; TOTAL: \$4,463.07; PER DIEM: \$0.82; NOTICE DATE: January 3, 2025 OBLIGOR: Matthew J. Saady, 838 MARBLE WAY, Boca Raton, FL 33432-3009; VOI: 226615-01; TYPE: Annual; POINTS: 176700; TOTAL: \$9,119.53; PER DIEM: \$1.88; NOTICE DATE: January 3, 2025 OBLIGOR: Dawn Marie Holz, N67W25337 BRECKENRIDGE COURT, Sussex, WI 53089 and Scott T. Holz, N67W25337 BRECKENRIDGE COURT, Sussex, WI 53089; VOI: 233488-01; TYPE: Annual; POINTS: 110000; TOTAL: \$4,668.07; PER DIEM: \$0.70; NOTICE DATE: January 3, 2025 File Numbers: 24-025287, 24-025288, 24-025289, 24-025290, 24-025291 MDK-13135</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003726-O</div> <div>IN RE: ESTATE OF ANTHONY A. COPLEY, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the estate of ANTHONY A. COPLEY, deceased, whose date of death was October 2, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Ave., Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE</div>	<div>ORANGE COUNTY</div> <div>AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 9, 2025. Personal Representative: /s/ Kathleen Copley 111 Crawford St., Unit #16D, Marion, NC 28752 Personal Representative's Attorney: /s/ Ryan H. Wisneski RYAN H. WISNESKI Florida Bar Number: 119634 Rwisneski@dsklawgroup.com LCabrera@dsklawgroup.com NORMAN W. NASH Florida Bar Number: 505161 Nnash@dsklawgroup.com Skrakower@dsklawgroup.com de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP 332 North Magnolia Avenue Orlando, Florida 32801 Telephone: (407) 422-2454 1/17-1/24/25LG 2T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of: ALL PRO COOLING AND HEATING RNC Owner: All Pro RNC, LLC 2721 Forsyth Rd. Office #458 Winter Park, FL 32792 1/17/25LG 1T</div> <div>IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003573-O</div> <div>IN RE: ESTATE OF FRANCIS JOSEPH MURILLO, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the Estate of Francis Joseph Murillo, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 17, 2025. Personal Representative: /s/ Felicia Singh Felicia Singh 2121 S. Hiawassee Rd., Apt. 4427 Orlando, Florida 32835 Attorney for Personal Representative: /s/ Aaron C. Swiren Aaron C. Swiren Attorney Florida Bar Number: 13996 1516 E. Hillcrest St., Ste. 200 Orlando, Florida 32803 Telephone: (407) 898-7303 Fax: (407) 898-7310 E-Mail: aswiren@swirenlawfirm.com Secondary E-Mail: info@swirenlawfirm.com 1/17-1/24/25LG 2T</div> <div>NOTICE OF ACTION Orange County</div> <div>BEFORE THE BOARD OF NURSING IN RE: The license to practice as a Registered Nurse Stephanie Marie Simmons, R.N. 615 Banderas Avenue Ocoee, FL 34761 CASE NO.: 2024-10748 LICENSE NO.: 9374729 The Department of Health has filed an Administrative Complaint against your license to practice as a Registered Nurse, a copy of which may be obtained by contacting Kristen Summers, Chief Legal Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee, Florida 32399-3265, (850) 558-9909. If no contact has been made by you concerning the above by February 28, 2025, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding. In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service. 1/17-2/7/25LG 4T</div> <div>IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003212-O</div> <div>IN RE: ESTATE OF EDYS EILEEN WILLIAMS a/k/a EDYS WILLIAMS, Deceased.</div> <div>NOTICE TO CREDITORS The administration of the Estate of Edys Eileen Williams a/k/a Edys Williams, deceased, whose date of death was June 19, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Avenue, Orlando, Florida 32801. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. If you need special assistance due to a disability to participate in a court proceeding, please contact the Ninth Circuit Court Administration ADA Coordinator at the address or phone number below at least 7 days before your scheduled court appearance or immediately upon receiving an official notification if the time before the scheduled appearance is less than 7 days. If you are hearing or voice impaired, call 711. Dated this 6th day of January, 2025 Attorney for Plaintiff: Colton L. Chrimes, Esquire Barbara M. Brown, Esquire BROWN & ASSOCIATES LAW & TITLE, P.A. 4200 4th Street N, Suite F Saint Petersburg, FL 33703 courtdocuments@brownalt.com (727) 325-2001 FBN: 641863 /s/ Colton L. Chrimes Colton L. Chrimes, Esq. 1/10-1/17/25LG 2T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY To: DRAKE M. WERY Case No.: CD202404407/D 3326414</div>	

<div>ORANGE COUNTY</div> <div>An Administrative Complaint to impose an administrative fine has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/10-1/31/24LG 4T</div> <div>NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY</div> <div>To: DAMONT J. MILLER, JR Case No.: CD202409739/D 3213623</div> <div>An Administrative Complaint to revoke your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708 Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.</div> <div>1/10-1/31/24LG 4T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA</div> <div>CASE NO. 2024-CA-009399-O</div> <div>FAIRWINDS CREDIT UNION, Plaintiff, vs. KATHLEEN C. HERNDON, CITY OF ORLANDO FLORIDA, AND UNKNOWN PARTY IN POSSESSION, Defendant(s).</div> <div>NOTICE OF ACTION</div> <div>TO: Kathleen Herndon 2814 East Central Blvd Orlando FL 32803</div> <div>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Orange County, Florida:</div> <div>LOT 3, EASTGROVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jamie Bell, the Plaintiff's attorney, whose address is Post Office Box 3637, Tallahassee, Florida 32315-3637, within 30 days after the first publication date and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or Petition.</div> <div>Dated this 20th day of December, 2024.</div> <div>Tiffany Moore Russell, Clerk of Courts 425 N Orange Ave, Orlando, FL 32801</div> <div>By: /s/ Brian Williams As Deputy Clerk Sorenson Van Leuven, PLLC</div> <div>1/10-1/17/25LG 2T</div> <div>OSCEOLA COUNTY</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CIVIL ACTION</div> <div>CASE NO.: 2024 CA 002224 MF</div> <div>WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF BASIN RESIDENTIAL LOAN TRUST, Plaintiff, vs. 2556 BEAR CREEK LLC, A FLORIDA LIMITED LIABILITY COMPANY, et al, Defendant(s).</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 5, 2025, and entered in Case No. 2024 CA 002224 MF of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida in which Wilmington Savings Fund Society, FSB, not in its Individual Capacity but solely in its Capacity as owner Trustee of Basin Residential Loan Trust, is the Plaintiff and 2556 Bear Creek LLC, a Florida Limited Liability Company, Indian Creek Phase I Homeowners Association, Inc., are defendants, the Osceola County Clerk of the Circuit Court will sell to the highest and best bidder for cash at 3 Courthouse Square, Room 204 (2nd floor,) Kissimmee, FL 34741, Osceola County, Florida at 11:00AM on February 19, 2025 the following described property as set forth in said Final Judgment of Foreclosure:</div> <div>LOT 171, INDIAN CREEK PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGES 167 AND 168, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.</div> <div>A/K/A 2556 BEAR CREEK CT KISSIMMEE FL 34747</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Adminis-</div>	<div>OSCEOLA COUNTY</div> <div>tration at Two Courthouse Square, Suite 6300, Kissimmee, FL 34741, Telephone: (407) 742-2417, within two (2) working days of your receipt of this notice; If you are hearing or voice impaired, call 1-800-955-8771. To file response please contact Osceola County Clerk of Court, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Tel: (407) 742-3479; Fax: (407) 742-3652.</div> <div>Dated this 14th day of January, 2025.</div> <div>By: /s/ Justin Ritchie, Esq. Florida Bar #106621</div> <div>ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 EService: servealaw@albertellilaw.com IN/24-008139</div> <div>1/17-1/24/25LG 2T</div> <div>NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME</div> <div>Notice is hereby given that the undersigned intend(s) to register with the Florida Department of State, Division of Corporations, pursuant to Section 865.09 of the Florida Statutes (Chapter 90-267), the trade name of:</div> <div>WHISPERING ANGEL BOOKS</div> <div>Owner: Lynn Johnston 4305 Bayside Dr. Kissimmee, FL 34746</div> <div>1/17/25LG 1T</div> <div>NOTICE OF PUBLIC SALE</div> <div>The following personal property of Jimmy Cavazos and Jeanne Cavazos, 712 Lake Kerry Dr. Lot #290 Saint Cloud Florida 34769 will, on February 4, 2025, at 9:00 a.m., be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: at The Mark MHP office, 1300 13th Street St. Cloud, Florida 34769.</div> <div>YEAR/MODEL 1986/CORO VIN# 2C8516A Title# 0043743314 and YEAR/MODEL 1986/CORO VIN# 2C8516B Title# 0043743327</div> <div>Additional personal property unknown</div> <div>PREPARED BY: MARK C. PAYNE, Esq. Agent for The Mark MHP P.O. Box 1061, Tampa, Florida 33601-1061 Telephone: 813-223-6882</div> <div>1/17-1/24/25LG 2T</div> <div>IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>CASE NO.: 2019 CC 001761 CF</div> <div>OAK ISLAND COVE COMMUNITY OWNERS' ASSOCIATION, INC., Plaintiff vs. LEROY CARR; ELSAIDA CARR; AND UNKNOWN PARTIES IN POSSESSION, Defendants.</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>Notice is given that pursuant to the <i>Ex-Parte</i> Amended Final Summary Judgment, dated January 7, 2025, in Case No. 2019 CC 001761 CF, of the County Court in and for Osceola County, Florida, in which OAK ISLAND COVE COMMUNITY OWNERS' ASSOCIATION, INC., is the Plaintiff and LEROY CARR and ELSAIDA CARR are the Defendants, the Clerk of the Court shall sell the property at public sale on February 25, 2025, at 11:00 a.m., according to Administrative Order 201-01, at the Osceola County Courthouse, Osceola County Courthouse, 3 Courthouse Square, Room 204, 2nd Floor, Kissimmee, FL 34741, in accordance with Section 45.031, Fla.Stat. The following described property set forth in the Amended Final Summary Judgment:</div> <div>Lot 16, OAK ISLAND COVE, according to the plat thereof, as recorded in Plat Book 11, at Pages 110-111, inclusive, of the Public Records of Osceola County, Florida;</div> <div>A/K/A</div> <div>Property Address: 8128 Yellow Crane Drive, Kissimmee, FL 34747.</div> <div>Any Person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.</div> <div>IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION, 2 COURT HOUSE SQ. STE. 2000, KISSIMMEE, FL 34741, TELEPHONE 407-343-3500 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 1-800-955-8771.</div> <div>Dated January 9th, 2025</div> <div>/s/ Russell E. Klemm, Esquire RUSSELL E. KLEMM, ESQUIRE CLAYTON & MCCULLOH, P.A. 1065 Maitland Center Commons Blvd. Maitland, Florida 32751</div> <div>1/17-1/24/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE NINTH CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>PROBATE DIVISION</div> <div>File No. 2024-CP-0578</div> <div>IN RE: ESTATE OF ADELAIDA SANABRIA Deceased.</div> <div>NOTICE TO CREDITORS</div> <div>If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.</div> <div>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliqui-</div>	<div>OSCEOLA COUNTY</div> <div>dated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.</div> <div>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.</div> <div>The case number and decedent's name are: ADELAIDA SANABRIA, File Number 2024-CP-0578.</div> <div>The address of the court where this probate is pending is Circuit Court for Osceola County, Florida, 2 Courthouse Square, Kissimmee, FL 34741.</div> <div>Date of death of the decedent is January 23rd, 2024.</div> <div>The date of first publication of this notice is January 17th, 2025.</div> <div>The second week of publication is January 24th, 2025.</div> <div>Personal Representative(s): Nancy A. Rios</div> <div>Attorney for the representative(s): /s/ Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr., Suite 2 Lakeland, Florida 33813</div> <div>1/17-1/24/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA.</div> <div>CASE No. 2018 CA 001728 MF</div> <div>CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC, A NEVADA LIMITED LIABILITY COMPANY,</div> <div>PLAINTIFF, VS. MARY NGUYN A/K/A MARY MAI NGUYEN, ET AL.</div> <div>DEFENDANT(S).</div> <div>NOTICE OF FORECLOSURE SALE</div> <div>NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated December 31, 2024 in the above action, the Osceola County Clerk of Court will sell to the highest bidder for cash at Osceola, Florida, on March 4, 2025, at 11:00 AM, at 3 Courthouse Square, Room 204 (2nd floor)</div> <div>Kissimmee, FL 34741 for the following described property:</div> <div>UNIT A-103, PHASE ONE OF BEL-KISS PLAZA, A COMMERCIAL CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM SET FORTH IN OFFICIAL RECORD BOOK 709, PAGE 13 AND ALL AMENDMENTS THERETO AND AS SHOWN IN CONDOMINIUM EXHIBIT BOOK 1, PAGE 149 & 150, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ATTACHING THERETO ACCORDING TO THE AFOREMENTIONED DECLARATION.</div> <div>UNIT A-104, PHASE ONE OF BEL-KISS PLAZA, A COMMERCIAL CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM SET FORTH IN OFFICIAL RECORD BOOK 709, PAGE 13 AND ALL AMENDMENTS THERETO AND AS SHOWN IN CONDOMINIUM EXHIBIT BOOK 1, PAGES 149 & 150, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ATTACHING THERETO ACCORDING TO THE AFOREMENTIONED DECLARATION.</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</div> <div>Tromberg, Morris & Partners, PLLC</div> <div>Attorney for Plaintiff</div> <div>600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com</div> <div>By: /s/ Marlon Hyatt, Esq. Marlon Hyatt, Esq. FBN: 72009</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator Osceola County, Court Administration at (407) 742-2417, fax 407-835-5079 or at ctadmd2@ocnjcc.org. Osceola County Courthouse, 2 Courthouse Square, Suite 6300, Kissimmee, FL 34741 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>11080-1007172</div>	<div>OSCEOLA COUNTY</div> <div>NOTICE OF SALE</div> <div>Notice is hereby given that on May 7, 2025 at 11:00AM, the below named Clerk of Court will offer by sale in Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor), Kissimmee, FL 34741 the following described real property:</div> <div>Lot 6, Celebration West Village, according to the plat thereof as recorded in Plat Book 9, Pages 91-97, of the Public Records of Osceola County, Florida.</div> <div>Commonly known as: 610 Canne Place, Kissimmee, FL 34747</div> <div>Any person claiming an interest in the surplus from this sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</div> <div>The sale is being held pursuant to the Final Judgment of Foreclosure, entered on December 11, 2024, in Civil Case No. 2020 CA 000618 MF, pending in the Circuit Court in Osceola County, Florida.</div> <div>KELVIN SOTO CLERK OF THE CIRCUIT COURT OSCEOLA COUNTY, FLORIDA</div> <div>Michael E. Carleton (Florida Bar No.: 1007924) Valerie N. Edgecombe (Florida Bar No.: 10193) Jordan A. Zeppetello (Florida Bar No.: 1049568) Jasmin Hernandez (Florida Bar No.: 1044494) Manley Deas Kochalski LLC P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 Primary: statee-file@mdklegal.com Secondary: SEF-MECarleton@mdklegal.com Attorney for Plaintiff 11080-1007164</div> <div>IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA</div> <div>Case No.: 2024-DR-002451-DS</div> <div>CARMEN RIVERA SOCORRO, Petitioner, and CESAR ODALIS PENA RAMIREZ, Respondent.</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div> <div>TO: CESAR ODALIS PENA RAMIREZ 2726 Emerson Ln, Kissimmee, FL 34743</div> <div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on CARMEN RIVERA SOCORRO whose address is 2726 Emerson Ln, Kissimmee, FL 34743 on or before 1/18/2025, and file the original with the clerk of this Court at 2 Courthouse Square, Kissimmee, FL 34741 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div> <div>The action is asking the court to decide how the following real or personal property should be divided: NA</div> <div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div> <div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div> <div>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</div> <div>Dated 12/18/24 Kelvin Soto, Esq. Clerk of the Circuit Court By: s/ S.B. Deputy Clerk</div> <div>12/27-1/17/25LG 4T</div>	<div>PASCO COUNTY</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div> <div>ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN FLRODIA STATUTES 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of the first publication of this notice is January 17, 2025.</div> <div>Personal Representative: /s/ Stacey Anne Brown 14205 Oak Knoll Street Spring Hill, Florida 33609</div> <div>Attorney for Personal Representative: /s/ Ann-Eliza M. Taylor Attorney Florida Bar Number: 70852 Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998 Fax: (813) 839-4411 E-Mail: ataylor@olderlundy.com Secondary E-Mail dmorris@olderlundy.com</div> <div>1/17-1/24/25LG 2T</div> <div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA</div> <div>CASE NO.: 2024-CA-001094</div> <div>GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2 TRUST, Plaintiff, v. UNKNOWN BENEFICIARIES, HEIRS, SPOUSES, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SARAH V. BRANDT; et al., Defendants.</div> <div>NOTICE OF SALE PURSUANT TO CHAPTER 45</div> <div>NOTICE IS HEREBY GIVEN, in accordance with the Uniform Final Judgment of Foreclosure entered on December 11, 2024, and the Order Granting Emergency Motion to Cancel and Reset Sale entered on January 9, 2025, in Case No. 2018-CA-001094 in the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Greenspring Capital Management, LLC, not in its individual capacity, but solely as Administrator of RMH 2023-2 Trust is the Plaintiff, and Unknown Beneficiaries, Heirs, Spouses, Devisees, Grantees, Creditors, and all other parties claiming by, through, under or against the Estate of Sarah V. Brandt; David Craig Brant a/k/a David Brandt; Jeffrey Duncan Brandt a/k/a Jeffrey Brandt; Stephen Wesley Brandt a/k/a Stephen W. Brandt a/k/a Stephen Brandt; The Association of Cedarwood Villages Condominium II, Inc.; Heritage Lake Community Association, Inc.; Florida Department of Revenue; and Internal Revenue Service are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, on the Clerk's website for online auctions at 11:00 AM, on February 13, 2025, the following described property as set forth in said Order of Final Judgment, to wit:</div> <div>UNIT NO. 64, PHASE III, CEDARWOOD VILLAGE CONDOMINIUM II, AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGES 47-54 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED PERCENTAGE OF INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 1084-1155 INCLUSIVE, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND ALL SUBSEQUENT AMENDMENTS THERETO.</div> <div>Property Address: 4707 Wallingford Court, New Port Richey, FL 34655</div> <div>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.</div> <div>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</div> <div>Date: January 13, 2025</div> <div>ATLAS SOLOMON, LLP Counsel for Plaintiff /s/ Adam G. Schwartz Adam G. Schwartz, Esq. Florida Bar No. 26978 Dorothy Ann A. Dlugolecki, Esq. Florida Bar No. 1022496 819 SW Federal Highway, Suite 301 Stuart, FL 34994 E-mail: adam@atlas-solomon.com</div> <div>(Continued on next page)</div>
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PASCO COUNTY

/s/ Sheron Alves Bass
Sheron Alves Bass, Esquire
Florida Bar Number: 752185
Bass Law Group

PASCO COUNTY

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-003370, that resulted from the Final

PASCO COUNTY

1/17-2/7/25LG 4T

PASCO COUNTY

1/17-1/24/25LG 2T

TRUST, SERIES 2021-3,
Plaintiff,
vs.

PASCO COUNTY

(Continued on next page)

LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT	LEGAL ADVERTISEMENT
<div><div>PASCO COUNTY</div><div>Deputy Clerk1/10-1/31/25LG 4T</div><div></div><div>IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000014</div><div>IN RE: ESTATE OF PAULA MARIE CIAMPOLILLO A/K/A PAULA SHORTT CIAMPOLILLO Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Paula Marie Ciampolillo a/k/a Paula Shortt Ciampolillo, deceased, whose date of death was November 1, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523-3894. The name and address of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claiins with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is January 10, 2025.</div><div>Personal Representative: /s/ Stephanie Ciampolillo 422 Shannon Street Schenectady, New York 12306</div><div>Attorney for Personal Representative: /s/ Gerard F. Wehle, Jr., Attorney Florida Bar Number: 769495 DRUMMOND WEHLE YONGE LLP 6987 East Fowler Avenue Tampa, Florida 33617 Telephone: (813) 983-8000 Fax: (813) 983-8001 E-Mail: jj@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com</div><div>1/10-1/17/25LG 2T</div></div>	<div><div>PINELLAS COUNTY</div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-012003</div><div>IN RE: ESTATE OF RONALD JAMES WOLF Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of RONALD JAMES WOLF, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33755. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is January 17, 2025.</div><div>Personal Representative: CHARLES WOLF 1576 Amberlea Drive North Dunedin, Florida 34698</div><div>Attorney for Personal Representative: Jack F. White III Attorney Florida Bar Number: 0985864 Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-0645 Fax: (727) 735-9375 E-Mail: jack@clearwaterprobateattorney.com Secondary E-Mail: melissa@clearwaterprobateattorney.com</div><div>1/17-1/24/25LG 2T</div><div></div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA CIVIL DIVISION CASE NO. 24-004748-CI</div><div>THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND Plaintiff,</div><div>vs.</div><div>ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES P. CARROLL, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS, et al,</div><div>Defendants/</div><div>NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY</div><div>TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES P. CARROLL, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS WHOSE ADDRESS IS UNKNOWN</div><div>YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit:</div><div>Unit 8443, Condominium Units of Chateaux De Bardmoor No. 3 Condominium, a Condominium according to the Declaration of Condominium recorded in Official Record Book 3388, Page 316, and as amended, and as per plat thereof recorded in Condominium Plat Book 6, Page 38, of the Public Records of Pinellas County, Florida,</div><div>more commonly known as 8443 Brentwood Rd Seminole, FL 33777</div><div>This action has been filed against you, and you are required to serve a copy of your written defense, if any, to it on Plaintiff's attorney, GILBERT GARCIA GROUP, P.A., whose address is 2313 W. Violet St., Tampa, Florida 33603, on or before 30 days after date of first publication and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</div><div>"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Clearwater, Florida 33756, County Phone: (727) 464-7000 via Florida Relay Service".</div><div>WITNESS my hand and seal of this Court on the 14th day of January, 2025.</div><div>Ken Burke Clerk of the Circuit Court and Comptroller Pinellas County, Florida By: /s/ Thomas Smith Deputy Clerk</div><div>832775.103790/JC</div></div>	<div><div>PINELLAS COUNTY</div><div>1/17-1/24/25LG 2T</div><div></div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA File No. 24-010308-ES Division Probate</div><div>IN RE: ESTATE OF RICHARD JOSEPH SANISLO Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Richard Joseph Sanislo, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street Room 106, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is January 17, 2025.</div><div>Personal Representative: /s/ Ingeborg Sanislo Ingeborg Sanislo 112 Schley Street Garfield, New Jersey 07026</div><div>Attorney for Personal Representative: /s/ Leighton J. Hyde Leighton J. Hyde Email Addresses: lhyde@hydelawoffice.com, leightonjhyde@gmail.com Florida Bar No. 106018 The Law Office of Leighton J. Hyde, P.A. 14016 Spector Road Lithia, Florida 33547 Telephone: (813) 870-9555</div><div>1/17-1/24/25LG 2T</div><div></div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA FAMILY LAW DIVISION Case No.: 24-007900-FD</div><div>DENNIS BOGGS Petitioner,</div><div>DAWN BOGGS Petitioner,</div><div>and</div><div>SARAH BOGGS Respondent,</div><div>ALONSO VILLALOBOS Respondent.</div><div>NOTICE OF ACTION FOR EMERGENCY VERIFIED EX-PARTE PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY</div><div>TO: ALONSO VILLALOBOS Address Unknown</div><div>YOU ARE NOTIFIED that an action for an Emergency Verified Ex-Parte Petition for Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Joshua A. Law, Esq., counsel for Petitioners, DENNIS BOGGS and DAWN BOGGS, whose address is 113 S. Boulevard, Tampa, FL 33606 on or before 30 days from the first publication date and the original with the clerk of this Court at 315 Court St., Room 400, Clearwater, FL 33756 before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition. This notice will be published by La Gaceta Newspaper.</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the clerk's office.</div><div>Dated 1/14/2025 Ken Burke Clerk of the Circuit Court and Comptroller By: Thomas Smith Deputy Clerk</div><div>1/17-2/7/25LG 4T</div><div></div><div>NOTICE OF ACTION Pinellas County</div><div>BEFORE THE BOARD OF PHYSICAL THERAPY PRACTICE</div><div>IN RE: The license to practice as a Physical Therapist Assistant</div><div>Adam Montone, P.T.A. 2625 53rd St. S, Unit 6 Gulfport, FL 33707 6608 93rd St. E. Bradenton, FL 34202 6608 Oak Hammock Dr. Bradenton, FL 34202 5301 27th Ave. S., Unit 6 Gulfport, FL 33707 1420 Pine Warbler Pl., Unit 1310 Sarasota, FL 34240-1532</div></div>	<div><div>PINELLAS COUNTY</div><div>CASE NO.: 2023-32497 LICENSE NO.: PTA30016</div><div>The Department of Health has filed a First Amended Administrative Complaint against you, a copy of which may be obtained by contacting, Collie Nolen, Esq., Department of Health, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265 (850) 558-9891.</div><div>If no contact has been made by you concerning the above by February 28, 2025, the matter of the First Amended Administrative Complaint will be presented at an ensuing meeting of the Board of Physical Therapy Practice in an informal proceeding.</div><div>In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.</div><div>1/17-2/7/25LG 4T</div><div></div><div>IN THE COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 24-006788-CO</div><div>Beckett Way Townhome Association, Inc., a not for profit Florida corporation, Plaintiff, vs. George Francis Hardy, II, Unknown Spouse of George Francis Hardy, II, and Unknown Tenants in Possession, Defendants.</div><div>NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that on February 27, 2025, at 10:00 a.m. via the internet at www.pinellas.realforeclose.com, in accordance with §45.031, <i>Florida Statutes</i>, the undersigned Clerk will offer for sale the following described real property: Lot 29, Beckett Way Townhomes, according to plat thereof as recorded in Plat Book 131, Page 59, of the Public Records of Pinellas County, Florida. 1443 Hillview Lane, Tarpon Springs, Florida 34689 The aforesaid sale will be made pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 24-006788-CO now pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida. 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, Pinellas County, 315 Court Street, Room 400, Clearwater, FL 33756, Telephone: (727) 464-3341, via Florida Relay Service. Respectfully submitted on January 14, 2025.</div><div>/s/ Aaron Silberman, Esq. Florida Bar No.: 15722 aaron@thesilbermanlawfirm.com Silberman Law, P.A. 1105 W. Swann Avenue Tampa, Florida 33606 Telephone: (813) 434-1266 Facsimile: (813) 434-1257 Attorney for Plaintiff</div><div>1/17-1/24/25 2T</div><div></div><div>IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 24-7274-FD</div><div>BARBARA BOONE, Petitioner,</div><div>and</div><div>SHERRYLE WILSON, Respondent.</div><div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)</div><div>TO: SHERRYLE WILSON Last known address unknown</div><div>YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on BARBARA BOONE, whose address is 1817 Oak Trail West Apt 104, Clearwater, FL Mid Town Terrace Apt 1125, Orlando, FL 33764, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St., Room 170, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</div><div>The action is asking the court to decide how the following real or personal property should be divided: NA</div><div>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</div><div>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</div><div>Dated 1/14/2025 Ken Burke Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk</div><div>1/17-2/7/25LG 4T</div><div></div><div>IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR PINELLAS COUNTY</div></div>	<div><div>PINELLAS COUNTY</div><div>CIVIL DIVISION Case No.: 22-002059-CI Section 11</div><div>REAL TIME RESOLUTIONS, INC., Plaintiff, -vs- ANTHONY F. WASHINGTON and UNKNOWN SPOUSE OF ANTHONY F. WASHINGTON, 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; DEL CENTRO CONDOMINIUM ASSOCIATION, INC.; THE CLERK OF THE COURT FOR THE SIXTH JUDICIAL CIRCUIT FOR PINELLAS COUNTY; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 Defendants.</div><div>NOTICE OF SALE</div><div>Notice is hereby given that, pursuant to a Uniform Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Pinellas County, Florida, Ken Burke, the Clerk of the Circuit Court, will sell the property situate in Pinellas County, Florida, described as:</div><div>Unit 208 of DEL CENTRO, a Condominium according to the map or plat thereof as recorded in Condominium Plat Book 137, Page 64, and being further described in that certain Declaration of Condominium thereof recorded in Official Records Book 14443, Page 2565, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with an undivided share in the common elements appurtenant thereto,</div><div>at public sale, to the highest and best bidder, for cash, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m. on March 12, 2025.</div><div>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.</div><div>NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</div><div>If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Human Rights Office, 400 S. Fl. Harrison Ave., Ste. 500, Clearwater, FL 33756. Phone: 727.464.4062 V/TDD Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.</div><div>DATED this 14th day of January, 2025.</div><div>VICTOR H. VESCHIO, Esquire For the Court By: /s/ Victor H. Veschio Gibbons Neuman 3321 Henderson Blvd, Tampa, FL 33609</div><div>1/17-1/24/25LG 2T</div><div></div><div>IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION File No. 24-009190-ES</div><div>IN RE: ESTATE OF LJUBAN KASIKOVIC Deceased.</div><div>NOTICE TO CREDITORS</div><div>The administration of the estate of Ljuban Kasikovic, deceased, whose date of death was July 5, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div><div>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is January 17, 2025</div><div>Personal Representative: Aleksandra Kasikovic 304 17th Ave N St Petersburg, Florida 33704</div><div>Attorney for Personal Representative: Carl A. Feddeler, IV Florida Bar No. 1022506 Oram Law, PLLC 308 Ave G SW, Suite 208 Winter Haven, Florida 33880</div><div>(Continued on next page)</div></div>

LEGAL ADVERTISEMENT

PINELLAS COUNTY

Telephone: (863) 259-4743
E-mail Addresses:
chaz@oram.law, andrew@oram.law
1/17-1/24/25LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

Case Number: 24-010194-ES
Section: 004

IN RE: ESTATE OF
Gloria Jean Gilghrest,
a/k/a Gloria Jean Gilghrest Norfleet,
a/k/a Gloria J Whitter
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GLORIA JEAN GILGHREST, deceased, whose date of death was August 17, 2023, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD 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 January 17, 2025

Personal Representative:
Maxine Booker
1467 Patricia Ave.
Dunedin, FL 34698

Attorney for Personal Representative:
Douglas G. Jackson, Esq.
djackson@getyourlegalaction.com
sbechtel@getyourlegalaction.com
Florida Bar Number: 98591
The Law Firm of Douglas G. Jackson, P.A.
P.O. Box 13596
St. Petersburg, FL 33733
Telephone: 800-704-6045
Fax: 727-614-8445

1/17-1/24/25LG 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:

ORLANDO HEALTH
OUTPATIENT SLEEP CENTER
Owner: OHI West, Inc.
1414 Kuhl Ave.
Orlando, FL 32806

1/17/25LG 1T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on January 27, 2025 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

10314-10340 US Hwy 19 Port Richey FL 34668
2249 JULIE COATS \$1,373.24
1427-29 ZACHARY HAMILTON \$1,493.00
2211 BRANDY HARDY \$1,302.55
1222 AUSTYN SCONIERS \$1,000.50
1016 JOSHUA GOMEZ \$589.52
2606 LYDIA ROMANE DOUGLAS \$1,218.00
1130-32 JACQUELINE TORRES \$1,214.90

6118 US Hwy 19 New Port Richey FL 34652
B392 LISA CABELLA \$690.00
C313 EMILY KYLE \$769.15

6209 US Hwy 19 New Port Richey FL 34652
F-033 MICHAEL MEHRING \$1,212.70
E-010 DAWN RAMBO \$1,116.90
J-014 VICTORIA ATKINS \$1,931.41
A-028 MARKYRA ORTELLO \$1,047.86
J-011 DAVID FIGUEROA \$1,859.86

5631 US Hwy 19 New Port Richey FL 34652
1505 MYRTIS BATES \$1,441.92
1236 LENORA MILLER \$892.80
1309 TEKEERY THOMPSON \$1,092.75
1301 HOLLY BURGETTE \$887.05
1333 MIKERA GAINEY \$836.20

30750 US Hwy 19 Palm Harbor FL 34684
B205 ANGELA JOHNSON \$1,103.00
C110 BILL BAKER \$1,061.60
B107 SOLOMON YOUNG \$986.20
C127 SHAWN ONEAL \$677.20

23917 US Hwy 19 N Clearwater FL 33765
2251 WILLIAM ACHNITZ \$749.25
2236 JEANNE FISHERKELLER \$683.60

13564 66th St N Largo FL 33771
1057 MATTHEW ROMANSKI \$658.15
1035 IAN LENNON \$739.00

13240 Walsingham Rd Largo FL 33774
C022 STEVEN DEAN \$1,359.75
B104 TRACEY COLLINS \$1,103.00
D030 THOMAS MARRELL \$1,344.18

12420 Starkey Rd Largo FL 33773
C072 CHARRIDA SMALLEY \$713.00

4015 Park Blvd Pinellas Park FL 33781
B133 SHAQUANA TUCKER \$1,110.40

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PINELLAS COUNTY

C204 SEBASTIAN STRONG \$1,206.00
C026 BRANDI THOMAS \$1,201.50
D037 JESUS GARCIA \$3,172.30
C312 NATHALIA QUINTEROS \$1,599.00
B011 JESUS GARCIA \$3,990.61
C003 BRANDY FERGUSON \$1,112.60
C006 SHAKENYA SWAIN \$1,944.84
C216 LATASHA SAVAGE \$1,572.95

975 2nd Ave S Saint Petersburg FL 33705
4023 ANGELA BROWN \$948.50
2076 VICTORIA FILSON \$1,257.30
3014 LYNNE MAYES \$1,631.75
2059 IVAN BELLAMY JR \$917.60
3052 THERESA FERRERO \$1,506.92
3069 THERESA FERRERO \$1,506.92
L15A RAHIM JONES \$1,040.22

6249 Seminole Blvd Seminole FL 33772
308 JOHN SHWARK \$1,459.40
251 DANILLA COLIVN \$944.90
214 JACOB TOMLINSON \$1,022.60

5200 Park St N Saint Petersburg FL 33709
075 DONNA MANNING \$1,311.80
073 DONNA MANNING \$1,387.85
143 ROBIN GRANT \$1,161.25
378 ROBERT WALLERS \$991.50

2180 S Belcher Rd Largo, FL 33771
D017 JOSNAILY ECHEVARRIA \$861.50
A121 MICHAEL ROJAS \$321.60
A021 DAVID MEYERS \$941.25
A148 ANGELA MANN \$368.20
B017 VERONICA SEIBEL \$945.00
B306 JADELYNN YOUNG \$414.50
A153 GREGORY WILLIAMS \$404.00

1/17-1/24/25LG 2T

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

CASE NO. 522024CA002942XXCICI

UNITED COMMUNITY BANK,
Plaintiff,
v.
PETER VERHOEVEN; LESLIE
VERHOEVEN; WAVERLY TOWERS
ASSOCIATION, INC.; UNKNOWN
TENANT NO. 1; UNKNOWN TENANT
NO. 2,
Defendants.

AMENDED NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN, in accordance with Final Judgment of Foreclosure entered on January 10, 2025 in Case No. 522024CA002942XXCICI in the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida wherein United Community Bank is the Plaintiff and Peter Verhoeven; Leslie Verhoeven; and Waverly Towers Association, Inc. are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com, on the Clerk's website for online auctions at 10:00 AM, on **February 13, 2025**, the following described property as set forth in said Order of Final Judgment, to wit:

Unit No. 409, WAVERLY TOWERS CONDO, a Condominium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium recorded in O.R. Book 3633, Page 237, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 8, Page 95, Public Records of Pinellas County, Florida.

Property Address: 100 Waverly Place, Unit 409, Clearwater, FL 33756

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

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

Date January 13, 2025

ATLAS | SOLOMON, LLP
Counsel for United Community Bank
/s/ Eric M. Levine
Eric M. Levine, Esq.
Florida Bar No. 64357
Dorothy Dlugolecki, Esq.
Florida Bar No. 1022496
819 SW Federal Highway, Suite 301
Stuart, FL 34994
Telephone: (772) 247-0157
Facsimile: (772) 419-8067
servicemailbox@atlas-solomon.com
elevine@atlas-solomon.com
dorothy@atlas-solomon.com

1/17-1/24/25LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY FLORIDA

PROBATE DIVISION

File Number: 24-008571-ES

Division: Probate

IN RE: ESTATE OF ROBERT P. CESCA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Robert P. Cesca, deceased, whose date of death was June 26, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 545 1st Ave N, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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PINELLAS COUNTY

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative:
James A. Cesca
633 Pickett Way West
Chester, Florida 19382

Attorney for Personal Representative:
Kelly B. McGill
Attorney
Florida Bar Number: 1050006
AWS LAW FIRM
2202 N. Westshore Blvd., Ste. 200
Tampa, Florida 33607
Telephone: (813) 922-5293
E-Mail: kellym@awslaw.org
Secondary E-Mail: service@awslaw.org

1/17-1/24/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH
JUDICIAL CIRCUIT

IN AND FOR PINELLAS COUNTY,
FLORIDA
TVC FUNDING IV, LLC,
Plaintiff,

vs.
NEW STEP STAY LLC; et al.,
Defendants. Case No: 23-009202-CI

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated December 17, 2024, and entered in Case No. 23-009202-CI of the Circuit Court of the Sixth Judicial Circuit in and for Pinellas County, Florida wherein TVC FUNDING IV, LLC, is the Plaintiff and NEW STEP STAY LLC; REAL ESTATE MAKEOVER CO., LLC; PINELLAS COUNTY CONSTRUCTION LICENSING BOARD and WINDRUSH COVE, INC., is/are Defendants, Ken Burke, the Pinellas County Clerk of Courts will sell to the highest and best bidder for cash at www.pinellas.realforeclose.com at 10:00 A.M. on January 23, 2025 the following described property set forth in said Final Judgment, to wit:

UNIT 84, BUILDING S, OF WINDRUSH COVE, PHASE 1, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 4492, PAGE(S) 1805, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Commonly known as: 1 Windrush Blvd., Unit 84, Indian Rocks Beach, FL 33785
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 January 7, 2025.
/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembrook Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644

Attorney for Plaintiff
Service Emails:
bkitterman@lenderlegal.com
EService@LenderLegal.com
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days or your receipt of this notice, please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD). The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.
11080-1007050

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

FILE NUMBER 24-012158-ES

IN RE: ESTATE OF
HILTRUD SENTA SCHRAMM,
Deceased.

NOTICE OF ADMINISTRATION

The administration of the Estate of HILTRUD SENTA SCHRAMM, Deceased, File Number 24-012158-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, 545 1st Ave N, Saint Petersburg, FL 33701. The Estate is testate. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All interested persons on whom a copy of the Notice of Administration is served must file any objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court, by filing a petition or other pleading requesting relief with this Court, in accordance with the Florida Pro-

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PINELLAS COUNTY

bate Rules, WITHIN THREE (3) MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
/s/ Uta Schramm Grove
Uta Schramm Grove
c/o Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701

Attorney for Personal Representative:
/s/ Sheila M. Lake
Sheila M. Lake, Esq.
FBN: 1009133
Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701
Telephone: 727-592-1812
Fax: 727-683-9837
smlake@lakelawfirm.com

1/10-1/17/25LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

FILE NUMBER 24-012158-ES

IN RE: ESTATE OF
HILTRUD SENTA SCHRAMM,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of HILTRUD SENTA SCHRAMM, Deceased, whose date of death was January 30, 2024; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; Reference Number 24-012158-ES; the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's Estate, including unmatu- red, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
/s/ Uta Schramm Grove
Uta Schramm Grove
c/o Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701

Attorney for Personal Representative:
/s/ Sheila M. Lake
Sheila M. Lake, Esq.
FBN: 1009133
Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701
Telephone: 727-592-1812
Fax: 727-683-9837
smlake@lakelawfirm.com

1/10-1/17/25LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-011422-ES

IN RE: ESTATE OF
DENNIS JAMES INGERSON
Deceased

NOTICE TO CREDITORS

The administration of the estate of DENNIS JAMES INGERSON, deceased, whose date of death was July 22, 2024; File Number 24-011422-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
DONNA RENE INGERSON
3971 44th Avenue North
St. Petersburg, FL 33714

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

LEGAL ADVERTISEMENT

PINELLAS COUNTY

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

1/10-1/17/25LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA
PROBATE DIVISION

File No. 2024CP7911

IN RE: ESTATE OF
PATRICIA L. VENTURA
Deceased.

NOTICE TO CREDITORS

The administration of the estate of PATRICIA L. VENTURA, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 SERVICE OF A COPY OF THIS NOTICE.

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
/s/ Mischelle D'Angelone
MISCHELLE C. D'ANGELONE
7730 Little Road Suite B
New Port Richey, Florida 34654

Attorney for Personal Representative:
/s/ Mischelle D'Angelone
Mischelle D'Angelone, Esq.
Attorney
Florida Bar Number: 0016478
7730 Little Road Suite B
New Port Richey, Florida 34654
Telephone: (727) 863-0644
Fax: (727) 255-5350
E-Mail: md.tdlaw@gmail.com
Secondary E-Mail:
serve.tdlaw@gmail.com

1/10-1/17/25LG 2T

IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-011146-ES

IN RE: ESTATE OF
STEVEN EDWARD KUEBLER
Deceased.

NOTICE TO CREDITORS

The administration of the estate of STEVEN EDWARD KUEBLER, deceased, whose date of death was 11/15/2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

LEGAL ADVERTISEMENT

PINELLAS COUNTY

/s/ Patrick Ruster
patrick@rusterlaw.com
Florida Bar No. 123917
1693 Main St Ste C
Sarasota, FL 34236
Telephone: 941-313-7208

1/10-1/17/25LG 2T

NOTICE OF ACTION

Pinellas County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Nursing Assistance

Leondra S Walden, C.N.A.
3861 10th Avenue South
Saint Petersburg, FL 33701
4628 16th Avenue South
Saint Petersburg, FL 33700
200 2nd Avenue South
P.O. Box 746
Saint Petersburg, FL 33701

CASE NO.: 2019-03254
LICENSE NO.: CNA298487

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Caitlin Harden, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9870.

If no contact has been made by you concerning the above by February 21, 2025 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

1/10-1/31/25LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

File No. 23-010620-ES
Division 003

IN RE: ESTATE OF PAULINE MARY CUNNINGHAM, 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 PAULINE MARY CUNNINGHAM, deceased, File Number 23-010620-ES; by the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756; that Decedent's date of death was March 3, 2023; that the total value of the estate is other assets valued at approximately \$11,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries: Address
SAMUEL W. ARTINO 929 Woodgate Drive
Palm Harbor, FL 34685
NORMAN 8 League Street
OBERMEYER, JR. Norwalk, OH 44857

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is January 10, 2025.

Person Giving Notice:
/s/ Samuel W. Artino
SAMUEL W. ARTINO
929 Woodgate Drive
Palm Harbor, Florida 34685

Attorney for Person Giving Notice:
/s/ Joshua T. Keleske
Joshua T. Keleske, Esq.
Email: jkeleske@trustedcounselors.com
Florida Bar No. 0548472
SPN#02501509
Joshua T. Keleske, P.L.
3333 W. Kennedy Blvd., Suite 104
Tampa, Florida 33609
Telephone: (813) 254-0044

1/10-1/17/25LG 2T

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

PROBATE DIVISION

CASE #24-010052-ES-004

IN RE: THE ESTATE OF DARRY NESBITT, aka DARRY WAYNE NESBITT, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Darry Nesbitt, aka Darry Wayne Nesbitt deceased, whose date of death was January 10, 2024 is pending in the Circuit Court of Pinellas County, Florida, the address of which is 315 Court St, Clearwater FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

LEGAL ADVERTISEMENT

PINELLAS COUNTY

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

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

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

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

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

The date of first publication of this Notice is January 10, 2025.

Personal Representative:
Tony Nesbitt
11493 102nd Ct
Seminole FL 33778-3918

Attorney For Personal Representative:
JOHN A. GRANT, JR.
FL Bar No. 107989
10025 Orange Grove Dr
Tampa FL 33618
Telephone: (813) 787-9900
E-Mail: john.grant@johngrant.net

1/10-1/17/25LG 2T

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

PROBATE DIVISION

Case No.: 24-010089-ES

IN RE: ESTATE OF BRENDA KAY ZEIGLER Decedent.

NOTICE TO CREDITORS

The administration of the Estate of Brenda Kay Zeigler, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court of Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701. The names and addresses of the personal representative and the personal representatives' attorney are set forth below.

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

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

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

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

The date of the first publication of this notice is January 10, 2025.

Personal Representative:
/s/ Ronsha Brown
Ronsha Brown
5631 12th Avenue North
St. Petersburg, FL 33710

Attorney for Personal Representative:
/s/ Tamara Felton-Howard
Tamara Felton-Howard, Esq.
Florida Bar No.: 0158770
Felton-Howard Law, PLLC
5203 Central Avenue
St. Petersburg, FL 33710
Telephone: 727-202-8626
Primary Email: pleadings@feltonhowardlaw.com

1/10-1/17/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

FILE NUMBER 24-012158-ES

IN RE: ESTATE OF HILTRUD SENTA SCHRAMM, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of HILTRUD SENTA SCHRAMM, Deceased, whose date of death was January 30, 2024; is pending in the Circuit Court for Pinellas County, Florida, Probate Division; Reference Number 24-012158-ES; the address of which is Clerk of the Circuit Court, Probate, Guardianship, and Trust, 545 First Avenue North, St. Petersburg, FL 33701. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons who have claims or demands against the Decedent's Estate, including un-matured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE

LEGAL ADVERTISEMENT

PINELLAS COUNTY

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 January 10, 2025.

Personal Representative:
/s/ Uta Schramm Grove
Uta Schramm Grove
c/o Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701

Attorney for Personal Representative:
/s/ Sheila M. Lake
Sheila M. Lake, Esq.
FBN: 1009133
Lake Law Firm, P.A.
475 Central Avenue, Suite 402
St. Petersburg, FL 33701
Telephone: 727-592-1812
Fax: 727-683-9837
smlake@lakelawfirm.com

1/10-1/17/25LG 2T

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

PROBATE DIVISION

Case No.: 24-010089-ES

IN RE: ESTATE OF BRENDA KAY ZEIGLER Decedent.

NOTICE OF ADMINISTRATION (Intestate)

The administration of the estate of Brenda Kay Zeigler, deceased, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 545 First Avenue North, St. Petersburg, Florida 33701. The file number for the estate is 24-010089-ES. The estate is intestate.

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

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges 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 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 the will, 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 the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 732.2135(3), Florida Statutes, an election to take 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, 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 failing 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 the will.

Personal Representative:
/s/ Ronsha Brown
Ronsha Brown
5631 12th Avenue North
St. Petersburg, FL 33710

Attorney for Personal Representative:
/s/ Tamara Felton-Howard
Tamara Felton-Howard, Esq.
Florida Bar No.: 0158770
Felton-Howard Law, PLLC
5203 Central Avenue
St. Petersburg, FL 33710
Telephone: 727-202-8626
Email: pleadings@feltonhowardlaw.com

1/10-1/17/25LG 2T

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

Case No.: 24-004366-CI

KAREN L. ASHER Plaintiff

vs.

JODY HOPKINS, LAKE RICH VILLAGE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, THE ASHER FAMILY TRUST, PAULINE SCHOCH, HAROLD SCHOCH, deceased, their heirs at law and any and all persons claiming right, title or interest in the real property described herein adverse to Plaintiff's title, Defendants

NOTICE OF ACTION

TO: HAROLD SCHOCH, deceased, and PAULINE SCHOCH, deceased, their heirs at law and any and all persons claiming right, title or interest in the real property described below adverse to Plaintiff's title.

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

LEGAL ADVERTISEMENT

PINELLAS COUNTY

Unit 33, Lake Rich Village, a cooperative, as described in Exhibit A (plot plan) of the Master Occupancy Agreement recorded in O.R. Book 8358, Pages 245 through 267, of the public Records of Pinellas County, Florida.

Parcel No. 01-31-15-48380-000-0330

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on James A. Staack, Esquire, Plaintiff's attorney, whose address is Staack & Simms, PLLC, 51 S. Main Avenue, Suite 319, Clearwater, Florida 33765, on or before 45 days from first publication, and file the original with the Clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on 12/27/2024.

Ken Burke
Clerk of the Circuit Court & Comptroller
315 Court St, Clearwater, FL 33756

/s/ Thomas Smith
Deputy Clerk

Staack & Simms, PLLC
51 S. Main Ave., Clearwater, FL 33765

1/3-1/24/25LG 4T

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

Case No. 2024CC-006460-0000-00

BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs.

FABIOLA ROSA SANTOS, an unmarried woman and STEVEN ORTIZ SANTANA, an unmarried man, Tenancy in Common, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in Case No. 2024CC-006460-0000-00, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWNERS ASSOCIATION, INC. is Plaintiff and FABIOLA ROSA SANTOS, an unmarried woman and STEVEN ORTIZ SANTANA, an unmarried man, Tenancy in Common, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defendants, the Clerk of the Polk County Court will sell to the highest bidder for cash on February 14, 2025, in an online sale at www.polk.realforeclose.com, beginning at 10:00 AM, the following property as set forth in said Final Judgment, to wit:

Lot 21, BERKLEY RIDGE PHASE 2, according to the plat as recorded in Plat Book 169, Pages 35 through 37, of the Public Records of Polk County, Florida.

Property Address: 910 Waterville Drive, Auburndale, FL 33823

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

In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Polk County, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated January 14, 2025

/s/ Scott B. Tankel
Scott B. Tankel, Esq., FBN 118453
PRIMARY E-MAIL: pleadings@tankellawgroup.com
TANKEL LAW GROUP
1022 Main Street, Suite D
Dunedin, FL 34698
(727) 736-1901 FAX (727) 736-2305
ATTORNEY FOR PLAINTIFF

11/17-11/24/25LG 2T

IN THE 10TH CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-002795
Division Section 14

IN RE: ESTATE OF DAVID CLARENCE KYLE Deceased.

NOTICE TO CREDITORS

The administration of the estate of David Clarence Kyle, deceased, whose date of death was March 8, 2024, is pending in the 10th Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 January 10, 2025.

Personal Representative:
/s/ Linda Lee Vernon
Linda Lee Vernon
306 Tracy Way
Lakeland, FL 33809

Attorney for Personal Representative:
/s/ Shawn H. Robinson
Shawn H. Robinson
Attorney
Florida Bar Number: 52828
907 Paddock Club Drive, Unit 201
Brandon, FL 33511
Telephone: (813) 421-5313
E-Mail: shawn@robinsonlegal.info

(Continued on next page)

LA GACETA/Friday, January 17, 2025/Page 31

CONSORCIO DEL CONDADO DE PINELLAS
AVISO DE DISPONIBILIDAD DE FONDOS
PRESENTACIÓN CONSOLIDADA PARA LOS
PROGRAMAS DE VIVIENDA Y DESARROLLO COMUNITARIO
FEDERALES, ESTATALES, LOCALES 2025-2026

14 de enero de 2025

El Condado de Pinellas está recibiendo solicitudes para proyectos de vivienda y desarrollo comunitario para el año fiscal 2025-2026. La ayuda para el financiamiento de proyectos está disponible a través de programas de subvenciones federales, estatales y locales, tal como se describe a continuación.

Los fondos federales disponibles estimados para el año fiscal 2025-2026 son:

\$ 2,368,964	Asignación de Subvenciones en Bloque para el Desarrollo Comunitario e Ingresos del Programa
\$ 1,916,182	Asignación del Programa de Asociaciones de Inversión de HOME e Ingresos del Programa
\$ 217,543	Programa de Subvenciones para Soluciones de Emergencia

Aún no se ha recibido la confirmación de los niveles de financiación de las subvenciones federales de 2025. Los niveles de financiación indicados anteriormente están sujetos a cambios.

Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG): La Ley Federal de Vivienda y Desarrollo Comunitario de 1974, en su forma enmendada, proporciona fondos federales de Subvenciones en Bloque para el Desarrollo Comunitario para proyectos que promuevan el desarrollo de comunidades urbanas viables, proporcionando vivienda digna, un entorno de vida adecuado y mayores oportunidades económicas, principalmente para las personas de ingresos bajos y moderados (LMI, por sus siglas en inglés).

El Condado prevé tener aproximadamente \$1,900,000 en fondos disponibles de CDBG para nuevas propuestas de proyectos para los siguientes tipos de actividades elegibles, las cuales caen dentro de las necesidades prioritarias identificadas en el Plan Consolidado del Condado: (1) construcción y preservación de viviendas asequibles (2) proyectos de mejora de instalaciones públicas (incluida la adquisición y construcción/rehabilitación) que sirven a áreas de ingresos bajos a moderados y a ciudadanos o poblaciones con necesidades especiales, incluyendo las personas sin hogar dentro de la jurisdicción del Condado; (3) proyectos de infraestructura pública en áreas específicas y distritos especiales; y (4) actividades de servicio y operación que sirven a áreas de ingresos bajos a moderados y ciudadanos o poblaciones con necesidades especiales, incluidas las personas sin hogar.

Programa de Asociaciones de Inversión en VIVIENDAS (HOME): El Título II de la Ley Nacional de Vivienda Asequible Cranston-Gonzales de 1990, en su forma enmendada, proporciona fondos a HOME para actividades de viviendas asequibles, incluyendo la construcción, compra y/o rehabilitación de vivienda asequible para alquiler o propiedad de vivienda.

El Condado de Pinellas está en un consorcio con la Ciudad de Largo y anticipa tener aproximadamente \$1,700,000 disponibles para actividades de vivienda asequible. La Ciudad de Largo recibe una parte de los fondos de HOME como parte del Consorcio y asigna fondos a actividades de vivienda.

Programa de Subvenciones para Soluciones de Emergencia (ESG): La Ley de Asistencia de Emergencia para Personas sin Hogar y Transición Rápida a la Vivienda de 2009 (Ley HEARTH), que modifica la Ley de Asistencia a Personas sin Hogar de McKinney-Vento, proporciona fondos de ESG para atender las necesidades de las personas sin hogar en refugios de emergencia o de transición para ayudar a las personas a recuperar rápidamente la estabilidad en viviendas permanentes después de experimentar una crisis de vivienda y/o falta de vivienda.

El Condado anticipa tener aproximadamente \$201,000 en fondos de ESG disponibles para nuevas propuestas de proyectos para los siguientes tipos de actividades elegibles: (1) prevención de personas situación de calle/realojamiento rápido; (2) operaciones de refugios (3) alcance en la calle; y (4) renovaciones de refugios. El financiamiento del componente de refugios de emergencia de la ESG está destinado a ayudar a mejorar el número y la calidad de los refugios de emergencia para personas y familias sin hogar y a ayudar a operar los refugios.

Información de solicitud: Las solicitudes estarán disponibles a partir de las **7:00 a.m. del martes 14 de enero de 2025**.

Las solicitudes se aceptarán a través de la solicitud en línea del Condado. El enlace al portal de solicitudes en línea está disponible en el sitio web del Condado en <https://pinellas.gov/pinellas-county-housing-development-funding/>.

Vencimiento del plazo para solicitud: 5:00 p.m., Viernes 21 de febrero de 2025

Las solicitudes deben enviarse a través del portal de solicitudes en línea y con estatus de *"Solicitud Presentada"*, a más tardar a las **5: 00 p.m. del Viernes, 21 de febrero de 2025**.

La selección de actividades se basa en un proceso competitivo de acuerdo con, pero no limitado a, los siguientes criterios: las actividades deben ser consistentes con las prioridades del Plan Consolidado de Cinco Años del Condado y tener la aprobación de la jurisdicción local en la que se encuentra la actividad; solidez conceptual del proyecto; viabilidad financiera del proyecto; capacidad demostrada del solicitante para implementar y administrar el proyecto; capacidad del solicitante para cumplir y mantener el cumplimiento con las regulaciones federales, estatales y/o locales aplicables; valor de desarrollo comunitario (costo versus impacto comunitario); impacto positivo demostrable en la comunidad que se hace evidente a través de métricas de rendimiento responsables; participación de residentes o empresas que cumplan con los requisitos de la Sección 3.

Financiamiento Adicional Federal, Estatal y Local: El Condado de Pinellas también anticipa recibir aproximadamente \$250,000 en ingresos del programa a través del Programa de Estabilización de Vecindarios (NSP, por sus siglas en inglés) para el año fiscal que comienza el 1 de octubre de 2025.

Además de los fondos de vivienda Federal, habrá fondos disponibles para programas de vivienda asequible del Programa de Asociaciones e Iniciativas de Proyectos de Vivienda (SHIP, en inglés) y los Fondos de Vivienda (HTF) locales. El Condado de Pinellas anticipa tener aproximadamente \$5,135,000 en fondos disponibles para SHIP, provenientes de la asignación estatal proyectada y los ingresos del programa. El Condado anticipa recibir aproximadamente \$325,000 en ingresos del programa de los fondos locales de HTF.

Programas y Actividades de Vivienda Asequible: El Condado de Pinellas financia programas de vivienda de forma continua. Estos programas incluyen desarrollo de viviendas, asistencia para el pago inicial, rehabilitación de viviendas ocupadas por sus propietarios y servicios de vivienda, como capacitación para compradores de vivienda y asesoramiento para la prevención de ejecuciones hipotecarias.

Las solicitudes para actividades de desarrollo de viviendas asequibles se pueden presentar en cualquier momento del año. Las actividades de desarrollo de viviendas incluyen la preservación y/o producción de desarrollos de viviendas de alquiler asequibles, desarrollos de alquiler de ingresos mixtos y desarrollos de viviendas para compradores de vivienda.

La información sobre los programas de vivienda y desarrollo comunitario del Condado está disponible en: <https://pinellas.gov/builders-and-developers/>.

Jurisdicción: Los fondos de la CDBG deben usarse para beneficiar a los residentes ubicados en el Condado Urbano (todas las áreas no incorporadas y todas las áreas incorporadas excepto San Petersburg, Clearwater, Largo, Pinellas Park, Belleair Shore y Redington Beach). Los fondos de HOME deben usarse para beneficiar a los residentes del Consorcio del Condado de Pinellas (Condado Urbano y la Ciudad de Largo). Los fondos de ESG deben beneficiar a las personas sin hogar o en riesgo de quedarse sin hogar ubicadas fuera de los límites de la ciudad de San Petersburg. Los fondos de SHIP y de los HTF locales deben usarse para beneficiar a los residentes en el Condado (todas las áreas no incorporadas y todas las áreas incorporadas).

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