CITRUS COUNTY

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

Notice is hereby given that the under-signed 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:

EXPRESS TITLE SERVICES OF CITRUS Owner: Express TSC, LLC

2704 W. Woodview Lane Lecanto, FL 34461 1/17/25LG 1T

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

Case No. 2024-CC-001042

PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION. INC. a Florida not-for-profit corporation, Plaintiff. VS.

RONALD GUSTAFSON 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. 2024-CC-001042, of the County Court of the Fifth Judicial Circuit in and for Citrus County, Florida, wherein PARKSIDE VILLAGE PROPERTY OWN-ERS ASSOCIATION, INC. is Plaintiff and RONALD GUSTAFSON, is Defendent, the Clerk of the Citrus County Court will sell to the highest bidder for cash on February 27, 2025, in an online sale at 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, Parkin 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, Florida, less the following described lands: Begin at the Southwest correr of Lot 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, Florida, said point be-ing 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, thence 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 distance of 52.55 feet to the Point of Beginning. Property Address: 3840 North Park Village Terrace, Beverly Hills, FL side 34465-3317

ANY PERSON CLAIMING AN INTER-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 Coor-dinator John Sullivan (352) 341-6700 for the Courts below at least 7 days before your scheduled court appearance, or im-mediately 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 1/17-1/24/25LG 2T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA. CASE NO. 2023 CA 000716 A PENNYMAC LOAN SERVICES, LLC, DENNYMAC LOAN SERVICES, LLC, PLAINTIFF,

CARLENE M CARROLL, ET AL. DEFENDANT(S).

LEGAL ADVERTISEMENT

CITRUS COUNTY

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

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

CASE NO: 2024 CA 616 A

CITIZENS FIRST BANK, a Florida statechartered bank, Plaintiffs.

VS **JONATHAN LABRUYERE, and WELLS** FARGO BANK, N.A.,

Defendants. NOTICE OF ACTION

PLEASE TAKE NOTICE that Citizens First Bank, a Florida state-chartered bank, (the "Plaintiff"), by and through its under-signed attorneys, filed a verified complaint (the "Complaint") in the Fifth Judicial Circuit is and for Citrus County, Elorida 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 2. This is an action to focuse of the faith 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 freed rements. 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

1/10-1/31/25LG 4T IN THE FIFTH CIRCUIT COURT IN AND FOR

CITRUS COUNTY, STATE OF FLORIDA PROBATE DIVISION FILE NO: 2024 CP 001135 A

IN RE: ESTATE OF GEORGE W. HINTON,

Deceased.

NOTICE TO CREDITORS 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 ad-

LEGAL ADVERTISEMENT

CITRUS COUNTY

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

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

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-001177 IN RE: ESTATE OF

RICHARD ERNEST HAWKINS, Deceased

NOTICE TO CREDITORS

The administration of the Estate of Richard 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 Avenue #101, Inverness, Florida 34450. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

Personal Representative: Heather Michelle Hawkins 551 Old Cahaba Drive Helena, Alabama 35080

Attorney for Personal Representative: Ashly Mae Guernaccini, Esg

Florida Bar Number: 1022329 At Cause Law Office, PLLC 314 S. Missouri Avenue, Suite 201

Clearwater, Florida 33756 Telephone: (727) 477-2255

Fax: (727) 234-8024

E-Mail: ashly@atcauselaw.com Secondary E-Mail: rhianna@atcauselaw.com

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

IN THE CIRCUIT COURT FOR **CITRUS COUNTY, FLORIDA** PROBATE DIVISION File No. 2024-CP-001179

IN RE: ESTATE OF JEFFREY PAUL CARSON a/k/a JEFFERY PAUL CARSON a/k/a JEFF CARSON

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jeffrey Paul Carson, deceased, whose date of death was November 27, 2024, is pend-ing in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is date. which is 110 N Apopka Ave, Inverness,

LEGAL ADVERTISEMENT

LEGAL ADVERTISEMENT

HERNANDO COUNTY

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

All other creditors of the decedent and

THF

other persons having claims or demands against the decedent's estate must file their claims with this court WITHN THREE

FIRST PUBLICATION OF THIS NOTICE.

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

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

Attorney for Personal Representative:

E-Mail: ataylor@olderlundylaw.com

IN THE CIRCUIT COURT FOR

HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024CP1405

NOTICE TO CREDITORS

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., Brooks-ville, FL 34601. The names and addresses

of the personal representative and the personal representative's attorney are set

All creditors of the decedent and other

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

The personal representative has no duty

to discover whether any property held at the time of the decedent's death by the de-

cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights

at Death Act as described in ss. 732.216-

732.228, Florida Statutes, applies, or may apply, unless a written demand is made by

creditor as specified under s. 732.2211.

All other creditors of the decedent and

other persons having claims or demands

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

TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL

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

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

Attorney for Personal Representative:

BE FOREVER BARRED.

Personal Representative:

/s/ Barbara Berger BARBARA BERGER

10418 Trilburg Street

Attorney

Spring Hill, Florida 34608

/s/ Mischelle D'Angelone Mischelle D'Angelone, Esq.

7730 Little Road Suite B

Florida Bar Number: 0016478

New Port Richey, Florida 34654 Telephone: (727) 863-0644 Fax: (727) 255-5350

E-Mail: md.tdlaw@gmail.com

DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN THE

COPY OF THIS NOTICE ON THEM.

SERVICE

OF A

AFTER THE DATE OF

Florida Statutes.

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

MONTHS AFTER THE DATE OF

FOREVER BARRED.

is January 17, 2024.

Personal Representative:

Lutz, Florida 33558

Ann-Eliza M. Taylor

Jennifer M. Teixeira 18828 Wimbledon Circle

Attorney Florida Bar Number: 70852

Older Lundy Koch & Martino 1000 W. Cass Street Tampa, Florida 33606

Telephone: (813) 254-8998 Fax: (813) 839-4411

Secondary E-Mail: dmorris@olderlundylaw.com

IN RE: ESTATE OF

Deceased.

forth below.

JANET MARIE O'HARA

ON THEM.

CITRUS COUNTY

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 34785

Telephone: (352) 793-4001

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

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT, IN AND FOR CITRUS COUNTY, FLORIDA CASE NO: 22-CA-000330

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN I OANS INC., Plaintiff.

-vs-

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANTOINETTE F. SMITH Defendant(s)

NOTICE OF ACTION

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING 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 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, **FI ORIDA**

5985 East Chapel Lane, Inverness, FL 34452

The action was instituted in the Circuit Court, Fifth Judicial Circuit in and for Citrus, 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., Plaintiff's 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.

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

HERNANDO COUNTY

ADVERTISEMENT FOR BIDS

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 17, 2024 in the above action the Citrus County Clerk of Court will sell to the highest bidder for cash at Citrus, Florida, on March 6, 2025, at 10:00 AM www.citrus.realforeclose.com for the

following described property: THOSE PORTIONS OF LOTS 30 AND 31 LOCATED SOUTHWEST AND OUTSIDE OF FLORIDA POWER CORPORATION'S RIGHT-OF-WAY THROUGH BLOCK OF POTTERFIELDS MAYFAIR GLUF STREAM ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 6, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 31 AND RUN THENCE N 00°20'10" W ALONG THE EASTERN BOUNDARY OF SAID LOT 31 FOR 18.07 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF WAY LINE OF FLORIDA POWER CORPORATION'S 375 FOOT POWER CORPORATION'S 375 FOOT WIDE ELECTRIC TRANSMISSION LINE CORRIDOR, THENCE N 45°0610" W ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 397.10 FEET TO A POINT ON THE NORTHERN BOUNDARY 70.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 30; THENCE S 00°20'10" E ALONG THE WESTERN BOUNDARIES OF SAID LOTS 30 AND 31 FOR 300 FEET TO THE SOUTHWEST CORNER OF SAID LOT 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 DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

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

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

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

RNAND COUNT VVILL RECEIVE SEALED BIDS IN THE PROCURE-MENT DEPARTMENT, VIA HERNANDO COUNTY'S EPROCURMENT PORTAL AT http://secure.procurenow.com/portal/ hemandocounty, FOR THE FOLLOW-ING: 25-RFPG00960/CT – PROGRAM MANAGER FOR DISASTER RECOVERY PROGRAM; UNTIL 10:00 A.M. ON FEB-RUARY 17, 2025. 1/17/25I G 1T

IN THE CIRCUIT COURT OF THE FTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA FIF PROBATE DIVISION Case No. 2024-CP-001454 Division: Probate

IN RE: The Estate of Thomas C. Clark, Deceased.

AMENDED NOTICE TO CREDITORS

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 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 served must file their claim with this court WITHIN THE LATER OF THREE

Secondary E-Mail: intake.tdlaw@gmail.com 1/17-1/24/25LG 2T IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA CIVIL DIVISION Case No. 2024-CC001565 THE HEATHER PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for profit corporation, Plaintiff,

JANET M. GILCHRIST, a single woman and UNKNOWN TENANT, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

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 Judgment. to wit:

(Continued on next page)

HERNANDO COUNTY

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 Dablia Destrict A 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 sched-uled 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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-001391 **Division Probate**

IN RE: ESTATE OF DONNA KAY SANFORD Deceased.

NOTICE TO CREDITORS

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, Flori-da, Probate Division, the address of which is 20 N. Main Street, Room 130, Brooks-ville, Florida 34601. The names and ad-dresses of the personal representative dresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Denise D. Clemens 1844 Winterwind Drive SW Byron Center, Michigan 49315

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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION File No. 24001337CPAXMX

ESTATE OF

LEGAL ADVERTISEMENT

HERNANDO COUNTY

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

Personal Representative: VALARIE J. GRIM, AGENT OF THE CREDITOR ALICIA ANN BAKER 26381 Rolling Acres Drive Brooksville, FL 34602

Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222 Eservice for all attorneys listed above: GADeservice@GendersAlvarez,com

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

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-1237 IN RE: ESTATE OF LINDA LEE FRANCIS Deceased.

NOTICE TO CREDITORS

The administration of the estate of LIN-DA LEE FRANCIS deceased, who died on July 11, 2024, is pending in the Cir-cuit Court for Hernando County, Florida, Probate Division, the address of which is Hernando County Clerk of Court, 20 N. Main Street, Brooksville, Florida 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 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

HILLSBOROUGH COUNTY

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 21-CP-002935 Division B IN RE: GUARDIANSHIP OF

ANGEL VEGA

NOTICE OF INTENT TO SELL YOU ARE HEREBY NOTIFIED that .losue Vega, as the Guardian of Person and Property for Angel Vega, the Ward, intends to sell the following described property of the Ward:

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Fax: (813) 654-6830 E-Mail: mary@brandonfamilylaw.com Sec. E-Mail: service@brandonfamilylaw. com

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

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

HILLSBOROUGH COUNTY

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY JUVENILE DIVISION CASE NO. 23-DP-67 DIVISION: S

IN THE INTEREST OF: K.R. DOB: 07/27/2021 MINOR CHILD

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City As the result of being unable to effectuate certified main hotice 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. 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

NAME OF VIOLATION: NAT 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

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: 172286 0000 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

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: 01001

LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 13 AND 14 BLOCK 15 FOLIO: 100482.0000

CASE NO: COD-24-0003907 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: 140701 2020 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: 2009 W AILEEN ST, TAMPA, FL CODE SECTIONS: 27-284.2: 27-284.2.5

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS** 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 PAREN-TAL 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 CONSTI-AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION 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 INI-TIALS APPEAR ABOVE.

If you are a person with a disabil-ity who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provi-sion of certain assistance. Please con-tact Administrative Office of the Courts, Attention: ADA Coordinator 800 E tact Administrative Office of the Courts, Attention: ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing 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 imme-diately upon receiving this notification diately upon receiving this notification if the time before the scheduled appear-ance is less than 7 days. If you are hear-ing or voice impaired, call 711.

PLEASE BE GOVERNED ACCORD-INGI Y

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 Zelaya As Deputy Clerk

IN RE: ESTATE OF

GERALD W. MAGERS.

JAMES KEITH LAMPLEY.

RHONDA GRIFFEN PERRY NICHOLS DENNIS NICHOLS

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 DARRYL HATFIELD DEROPAL MORCAN

DEBORAH MORGAN

TERRY HAL BOREN JOHNNIE LEE LAMBERT

KAREN KNIGHT DAN MCCUIN MARK MCCUIN BART MCCUIN

Deceased.

VS.

TO

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003391

Division A

THOMAS VANDIVER MAGERS, a/k/a THOMAS MAGERS,

Counter-Petitioner/Respondent

Petitioner/Counter-Respondent

DONALD M. MAGERS JOY WADIENE WALDSTEIN

NOTICE OF ACTION

(formal notice by publication)

BRANDON MICHAEL WATTS Deceased

NOTICE TO CREDITORS

The administration of the estate of BRANDON MICHAEL WATTS, deceased, whose date of death was April 8, 2024; File Number 24001337CPAXMX, is pend-ing in the Circuit Court for Hernando County, Florida, Probate Division, the ad-trass of which is 20 North Main Street dress of which is 20 North Main Street, Brooksville, FL 34601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, or or demands against notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO. OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PE RIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

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 ac-cording 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 Guard-ian'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 par-ties via publication: Elizabeth Vega, 6453 Tideline Drive, Apollo Beach, Florida 33572 Anna Vega, H807 Villas Los Pes-candores Canovanas, Farjardo, 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

LEGAL DESCRIPTION: DREW'S JOHN H SUB BLKS 1 TO 10 AND 14 TO 33 A POR-TION 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 GAL DF SCRIPTION: DREW'S JOHN H SUB BLKS 1 TO 10 AND 14 TO 3 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 RAUSE'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 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

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 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 NICLICIE OF CEASED 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 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 ANY AND ALL HEIRS OF MILTON ANY AND ALL HEIRS OF RAUDEIN E. MAGERS, DECEASED ANY AND ALL HEIRS OF GORDON MAGERS, DECEASED ANY AND ALL HEIRS OF PAULINE

(Continued on next page)

Page 18/LA GACETA/Friday, January 17, 2025

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

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 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 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 EI TON 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 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 AND ALL HEIRS OF ANITA VANDIVER MCCARTHY, DECEASED ANY AND ALL HEIRS OF PATRICIA MCCARTHY PUTNAM, DECEASED AND ANY AND ALL HEIRS OF THE TE OF THOMAS VANDIVER ESTATE C MAGERS

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your 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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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:

THE GLAM STUDIO Owner: Flawless Holdings, LLC 6520 US-301 Ste # 103 Riverview, FL 33578 1/17/25LG 1T

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 VER-NON FRANKLIN HANNA, JR., deceased. whose date of death was July 21, 2024, is pending in the Circuit Court for Hillsbor-

LEGAL ADVERTISEMENT

Post Office Box 399

IN RE: ESTATE OF

NOTICE ON THEM.

Deceased.

RAY ERIK MCGALLIARD

Tampa, Florida 33601-0399

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-000044

Division A

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 HILLS BOROUGH County, Florida, Probate Di-vision, the address of which is P.O. Box

3360, Tampa, Florida 33601. The names and addresses of the personal represen-

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

All creditors of the decedent and other

persons having claims or demands against decedent's estate on whom a copy of this

notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM

The personal representative has no duty

to discover whether any property held at the time of the decedent's death by the de-

cedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights

at Death Act as described in ss. 732.216-

732.228, Florida Statutes, applies, or may apply, unless a written demand is made by

a creditor as specified under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME PERI-

ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

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

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 Fay: (813) 654-630

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

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

MATILDA GUADALUPE QUINTERO,

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,

JOHN DOE, the Unknown Spouse of Matilda Guadalupe Quinter

and UNKNOWN TENANT(S) IN POSSESSION, if any, jointly and

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

BE FOREVER BARRED

DEATH IS BARRED.

Personal Representative:

/s/ Andrea McGalliard Andrea McGalliard

506 Valley Hill Dr. Brandon, Florida 33510

Fax: (813) 654-6830

limited liability company,

Plaintiff,

severally,

Defendants.

described as:

All other creditors of the decedent and

HILLSBOROUGH COUNTY HILLSBOROUGH COUNTY

BaumannKangas Estate Law 201 E. Kennedy Boulevard, Suite 830 IN THE CIRCUIT COURT OF THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISIÓN File No. 24-CP-002905 1/17-1/24/25LG 2T **Division Probate**

> IN RE: ESTATE OF THEODORE PAYNE Deceased

NOTICE TO CREDITORS

LEGAL ADVERTISEMENT

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 person al 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 The theory of the second of th

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

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:

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

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

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on **1/29/2025** at **9:00 A.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.

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

CASE NO: COD-24-0002520 NAME OF VIOLATOR: CROOKED PINE INVESTMENTS LLC LOCATION OF VIOLATION: 3511 W BARCELONA ST, TAMPA, FL CODE SECTIONS: 19-47

FOLIO: 125916.0000

CODE SECTIONS: 19-233(a) LEGAL DESCRIPTION: HOLLOWMAN'S J J LOT 7 AND LOT 8 BLOCK 9 FOLIO: 154375.0000

LEGAL ADVERTISEMENT

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 chil-dren. You are to appear at the Edgecomb Courthouse 800 E. Twiggs 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 as defined in Section 63.032(3). entity Florida Statutes.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CON-STITUTES CONSENT TO THE TERMI-STITUTES CONSENT TO THE TERMI-NATION OF PARENTAL RIGHTS OF THESE CHILDREN. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LE-GAL RIGHTS AS A PARENT TO THE CHILDREN WHOSE INITIALS APPEAR ABOVE 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 as-sistance. Please contact Administrative Office of the Courts, Attention: ADA Co-ordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice im paired: 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 sched-uled 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 Bv: s/ Indrav Zelava Deputy Clerk

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

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:

DOB: 8/18/2012 M.E. MINOR CHILD

NOTICE OF ACTION **TERMINATION OF PARENTAL RIGHTS**

LEGAL DESCRIPTION: PALMA CEIA PARK LOT 10 BLOCK 37

CASE NO: COD-24-0002579 NAME OF VIOLATOR: GLENN GOFF LOCATION OF VIOLATION: 4405 N 38TH ST, TAMPA, FL

CASE TO BE HEARD AT THE 1:00 P.M. HEARING CASE NO: COD-24 0004150 NAME OF VIOLATOR: CSX TRANSPORTATION LOCATION OF VIOLATION: 1299 E 5th Ave, TAMPA, FL CODE SECTIONS: 27-178(b)1 27-326 LEGAL DESCRIPTION: FINLEY AND JONES LOTS 1 TO 9 INCL BLOCK 5 LOTS 1 TO 5 INCL BLOCK 6 LOTS 1 TO 19 INCL BLOCK 8 LOTS 1 TO 9 INCL BLOCK 9 LESS PLATTED PORTION MARYLAND AVE SUBDN LOTS 1 TO 16 INCL BLOCK 10 AND LOTS 1 TO 8 INCL BLOCK 11 THAT PART DESC AS BEG AT NW BLOCK 10 AND LOTS 1 TO 8 INCL BLOCK 11 THAT PART DESC AS BEG AT NW COR OF LOT 9 BLK 9 OF FINLEY & JONES SUB IN PLAT BOOK 1 PG 93 THN SWLY TO PT ON E R/W LINE OF NEBRASKA AVE THN S TO S BDRY OF SEC 18 TWP 29 RGE 19(SW COR OF SW 1/4 OF SW 1/4 OF 18 29 19) THN E TO SW COR OF LOT 16 BLK 10 OF FINLEY & JONES SUB THN N TO POB LESS THAT PART LYING WITHIN DESC LEGAL BEG AT INTERS OF NWLY LIMITED ACCESS R/W LINE OF TPA SOUTH CROSSTOWN X WAY W/ NLY R/W LINE OF E TWIGGS ST TO ELY R/W LINE OF N NEBRASKA AVE THN N 21 DEG 14 MIN 21 SEC W 214.81 FT ALG SD ELY R/W LINE OF N NEBRASKA AVE THN N 00 DEG 27 MIN 23 SEC E 176.63 FT ALG E R/W LINE OF N NEBRASKA AVE THN N 00 DEG 27 MIN 23 SEC PADIAL LY OF C/L OF LINE OF N NEBRASKA AVE THIN N 00 DEG 2/ MIN 23 SEC E 176.63 FT ALG E R/W LINE OF N NEBRASKA AVE TO PT 25 FT SELY(MEASURED RADIALLY) OF C/L OF SLY OF TWO SEABOARD SYSTEM MAIN TRACKS THN FROM TANGENT BEARING OF N 58 DEG 03 MIN 06 SEC E NELY 100.31 FT ALG CIR CURVE TO LEFT W/RAD OF 1559.13 FT C/A OF 03 DEG 41 MIN 11 SEC CHD BRG N 56 DEG 12 MIN 40 SEC E 100.29 FT TO PT 25 FT SELY (MEASURED RADIALLY)OF C/L OF SD SLY TWO SEABOARD SYSTEM MAIN LINE TRACKS THN S 40 DEG 52 MIN 58 SEC E 225.5 T N 39 DEG 42 MIN 50 SEC E 71 16 FT THN S 40 DEG 52 MIN 58 SEC E 225.5 T N 39 DEG 42 MIN 50 SEC E 71.15 FT THN S 49 DEG 52 MIN 58 SEC E 88.81 FT TO NWLY LIMITED ACCESS R/W LINE OF TAMPA SOUTH CROSSTOWN EXPRESS WAY THN S 38 DEG 39 MIN 35 SEC W 63.98 FT ALG SD NWLY LIMITED ACCESS R/W LINE THN S 49 DEG 21 MIN 25 SEC W 148.92 FT THN S 32 SEG 12 MIN 19 SEC W 132.63 FT TO POB BEING PART OF SEC'S 18 & 19 29 19 AND LOTS 1 TO 7 BLOCK 1 AND LOTS 3 TO 9 BLOCK 2 AND TAMPA UNION STATION TRACT LESS RD R/W IN 18 AND 19 29 19 FOLIO: 189683.0000 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.

LEGAL ADVERTISEMENT

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 termi-nate 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, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 308, Tampa, FL 33602, for an ADVISORY HEARING.

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

NOTICE. IF YOU ARE A PERSON WITH A DIS-ABILITY WHO NEEDS ANY ACCOMMO-DATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE EN-TITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINA-TOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEAR-ING IMPAIRED: 1-800-955-8771, VOICE ING IMPAIRED: 1-800-955-8771, VOICE 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 BE-FORE YOUR SCHEDULED COURT AP-DEADANCE OR IMMEDIATELY LIPON PEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IM-PAIRED, CALL 711. THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGN-MENT HEARING AND DURING THE DE-DENDENCY PROCEEDINGS PENDENCY 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

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 DOB: 6/12/2008 J.M.

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 termi-nate your parental rights and permanently nate 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. Schul-tz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an **ADVISORY HEARING**. EAULIDE TO DEPSONALLY ADPEAP

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION 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 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 pri-vate placement of the child with an adop-tion entity, as defined in Section 63.032(3), Elected Statutes Florida Statutes.

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

ough County, Florida, Probate Division, the address of which is 800 East Twiggs Street, Tampa, Florida 33602. The names and addresses of the personal represen-tatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

Personal Representative: Kiersten Hanna 2915 W. Louisiana Avenue Tampa, Florida 33614

Attorneys for Personal Representative:

TRACT 4, BLOCK 9, TROPICAL ACRES – UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN 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 web-site: 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 par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor-dinator, Hillsborough County Counthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear-ance, or immediately upon receiving this ance, or immediately upon receiving this notification if the time before the sched-uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

HOLCOMB & LEUNG, P.A. 3203 W. Cypress St. Tampa, Florida 33607 (813) 258-5835 (813) 258-5835 - Facsimile Bv: /s/ Brian A. Leung

BRIAN A. LEUNG Florida Bar #14510 brianleung@holcomblaw.com megan@holcomblaw.com

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

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

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

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,

Smart PBM, LLC, GTE Federal Credit Union, and Unknown Tenants in Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that on **Rebruary 7, 2025, at 10:00 a.m.** via the internet at www.hillsborough.realforeclose. com, in accordance with §45.031, *Florida Statutes*, the undersigned Clerk will offer for sale the following described real property:

(Continued on next page)

LA GACETA/Friday, January 17, 2025/Page 19

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

HILLSBOROUGH COUNTY

A PART OF SECTION 15, TOWN-SHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORI-DA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 89°25'53" EAST, ALONG THE NORTH BOUNDARY 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 HILLSBOR-OUGH 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 BE-CINNING: SOI ITH 60°49'17" EAST A 128.00 FEET TO THE POINT OF BE-GINNING; SOUTH 60°49'17" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 29°10'43" WEST, A DIS-TANCE OF 23.42 FEET; THENCE SOUTH 60°49'17" EAST, A DIS-TANCE OF 4.00 FEET; THENCE SOUTH 29°10'43" WEST, A DIS-TANCE OF 14.92 FEET; THENCE NORTH 60°49'17" WEST, A DIS-TANCE OF 4.00 FEET; THENCE SOUTH 29°10'43" WEST A DIS-NORTH 60'49'17' WEST, A DIS-TANCE OF 4.00 FEET; THENCE SOUTH 29°10'43" WEST, A DIS-TANCE OF 21.67 FEET; THENCE NORTH 60°49'17" WEST, A DIS-TANCE OF 50.00 FEET; THENCE NORTH 29°10'43" EAST, A DIS-TANCE OF 60.00 FEET OF THE POINT OF BEGINNING 18540 N Dole Meday Highway, Litz

18540 N Dale Mabry Highway, Lutz, Florida 33548

The aforesaid sale will be made pursuant to a Susmary Final Judgment of Fore-closure 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.

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

Respectfully submitted on December 30, 2024.

/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

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 22-CP-88 Division A

LEGAL ADVERTISEMENT

vs

HILLSBOROUGH COUNTY IN RE' ESTATE OF HENRY GORDON ENNIS, JR. A/K/A HENRY G. ENNIS, JR. Deceased.

NOTICE TO CREDITORS

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 represen-tivicio adtrema or act forth below. tative's attorney are set forth below.

All creditors of the decedent and other Air clean of the decedent and office 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 OP 30 DAYS AFTER THE 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: Henry G. Ennis, III 2808 W. Marlin Avenue

Tampa, Florida 33611

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: Isjohnson@loriensjohnson.com Secondary F-Mail admin@loriensjohnson.com

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

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

CASE NO.: 24-CC-046486 SHERWOOD MANOR COMMUNITY ASSOCIATION, INC., Plaintiff,

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 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.

Please note that if any person decides to appeal any decision made by the Code Enforce ment Special Magistrate with respect to any meter considered at the bearing, 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-24-0003963

CASE NO: COD-24-0003963 NAME OF VIOLATOR: CAMILO PERALTA AND MERCEDES LOCATION OF VIOLATION: 1106 E ANNIE ST, TAMPA, FL 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) LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 27 AND 28 BLOCK K

FOLIO: 144109.0000 CASE NO: COD-24-0003975 NAME OF VIOLATOR: TIMOTHY ALAN BOHANON LOCATION OF VIOLATION: 5607 N ARMENIA AVE, TAMPA, FL

CODE SECTIONS: 19-237 LEGAL DESCRIPTION: HAMNER'S MARJORY B RENMAH LOTS 20 AND 21 LESS RW FOR ARMENIA AVE BLOCK 6

FOLIO: 104503.0000

CASE NO: COD-24-0004024 NAME OF VIOLATOR: KENNETH ETIENNE LOCATION OF VIOLATION: 9800 N 10TH ST, TAMPA, FL CODE SECTIONS: 19-231(5)a 19-231(17) LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOT 15 LESS THE N 9 FT THEREOF AND ALL LOT 16 BLOCK C FOLIO: 144038.0300 CASE NO: COD-24-0004025

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION 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

If you are a person with a disability who needs any accommodation in order to par-

ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordina-

tor, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Im-paired: 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 re-cliving this potification if the time before the

ceiving this notification if the time before the scheduled appearance is less than 7 da

you are hearing or voice impaired, call 711.

Victor D. Crist, Clerk of Circuit Court Hillsborough County, Florida

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-000083

Division B

NOTICE OF ACTION

(formal notice by publication)

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 cr before 02(12/2025, and to file the original sectors).

or before 02/12/2025, and to file the origi-nal of the written defenses with the clerk

of this court either before service or imme-

diately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demand-

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-003754

NOTICE TO CREDITORS

NOTICE TO CREDITORS 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 representa-tive and the personal representative's at-torney 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-cedent or the decedent's surviving spouse is property to which the Florida Uniform

VILMA VEGA A/K/A VILMA M. VEGA

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

ed, without further notice.

Signed on 11/10/2024.

As Clerk of the Court

By: s/ Ryan Marsh

As Deputy Clerk

IN RE: ESTATE OF

NOTICE ON THEM.

Florida Statutes.

Deceased.

Victor D. Crist

TO: DEBORAH POWELL, ROBERT DOLD POWELL, JOSHUA DALE POWELL and any and all heirs of the Estate of GORDON DALE POWELL

By: s/Indray Zelaya

As DeputyClerk

IN RE: ESTATE OF

Deceased.

GORDON DALE POWELL

WITNESS my hand as Clerk of said Court and the Seal thereof, this 9th day of January, 2025.

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

NAMED IN THIS NOTICE.

JAHAIRA CAI DERON AN UNMARRIED WOMAN AND MARCUS AARON SMELLIE, AN UNMARRIED MAN, Defendant(s).

NOTICE OF SALE

NOTICE OF SALE 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 judg-ment 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 Order-ing the Clerk of Court to set a sale of the property on the below-mentioned date property on the below-mentioned date. Hereby, the Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

Lot 2, Block 14, BROOKSIDE ES-TATES 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.

and commonly known as: 908 Tidal Rock and commonly known as: 908 Tidal Rock Ave, Ruskin, FL 33570; including the building, appurtenances, and fixtures lo-cated therein, to the highest and best bid-der, for cash, on the HILLSBOROUGH County public auction website at http:// www.hillsborough.realforeclose.com, on February 11, 2025 at 10:00AM.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear-ance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this January 08, 2025

/s/ J. Clarke Brannon

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

Frazier & Bowles, Attorneys at Law 45388.46

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

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 IN RE: ESTATE OF

JIMMIE LEE JACKSON, SR. Deceased.

NOTICE TO CREDITORS

The administration of the estate of JIMMIE LEE JACKSON, SR., deceased, whose date of death was August 12, 2024, whose date of death was August 12, 2024, is pending in the Circuit Court for Hillsbor-ough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, Florida 33602. The name and address of the personal representa-tive's attorney is set forth below.

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

All other creditors of the decedent and cher 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.

- /s/ Brittany Shadaniaa Jackson Marquis 22436 Bravest Blvd. Land O' Lakes, FL 34639
- 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.

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS

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.

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

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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this no-tice is January 17, 2025.

Personal Representative: /s/ Amy M. Wagner

- Personal Representative:
- /s/ Bruce Wagner
- 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

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

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: THOMAS J. SCRIVENS Case No.: CD202403038/D 3325674

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

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

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

Case No.: 24-CP-003862 Division: A

IN RE: THE ESTATE OF WARREN HOPE DAWSON Deceased

NOTICE TO CREDITORS

The administration of the estate of WARREN HOPE DAWSON, deceased, is pending in the Circuit Court for HILLS-BOROUGH 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.

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

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

The date of first publication of this notice

CASE NO: COD-22-0004025 NAME OF VIOLATOR: KENNETH EITIENNE LOCATION OF VIOLATION: 9800 N 10TH ST, TAMPA, FL CODE SECTIONS: 19-231(3) 19-231(10) 19-231(15)a 19-231(17) LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOT 15 LESS THE N 9 FT THEREOF AND ALL LOT 16 BLOCK C FOLIO: 144038.0300

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

CASE NO: COD-24-0003573 NAME OF VIOLATOR: MARIEA GUEST LOCATION OF VIOLATION: 1904 E ANNONA AVE, TAMPA, FL CODE SECTIONS: 27-283.11(A) 27-326 LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 15 BLOCK 64 FOLIO: 144734.0000

CASE NO: COD-24-0003647 NAME OF VIOLATOR: VANESSA PELAEZ LOCATION OF VIOLATION: VANESSA FELAEZ LOCATION OF VIOLATION: 9816 N 10TH ST, TAMPA, FL CODE SECTIONS: 27-282.12 27-290.1 27-326 LEGAL DESCRIPTION: CASTLE HEIGHTS MAP LOTS 1 AND 2 BLOCK C FOLIO: 144033.0000

CASE NO: COD-24-0004008 NAME OF VIOLATOR: MARTIN JONES HOLDINGS LLC LOCATION OF VIOLATION: 9315 N 16TH ST, TAMPA, FL CODE SECTIONS: 27-156 27-326 LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 18 BLOCK 8 FOLIO: 144323.0000

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. OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC

CITY CLERK

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

Page 20/LA GACETA/Friday, January 17, 2025

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

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

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY CASE NO. 23-DP-385 DIVISION: S

IN THE INTEREST OF: DOB: 6/1/2023 C.C. MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Shannon Paul. DOB: 2/21/1989 Address Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Chil-dren and Families, has filed a Petition to dren and Families, has filed a Petition to terminate your parental rights and per-manently 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**. HEARING.

FAILURE TO PERSONALLY APPEAR

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

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

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

Personal Representative: /s/ Ted R. Tamargo 275 Bayshore Blvd., Unit 1506 Tampa, Florida 33606

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) 983-8000 E-Mail: jj@dwyfirm.com Secondary E-Mail: amy@dwyfirm.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002299 **Division Probate**

IN RE: ESTATE OF JOAN LOU WAGNER Deceased.

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

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

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

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

Signed on this 22nd day of November, 2024.

Personal Representative: s/ Joan Dawson JOAN DAWSON 3508 River Grove Drive Tampa, FL 33610

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

(Continued on next page)

HILLSBOROUGH COUNTY

Telephone: (813) 254-4623 Facsimile: (813) 251-5373 E-mail: kwdouglas@kwdesqpa.com

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

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

CASE NO.: 2024-CC-053255 - DIVISION V

RIVERCREST COMMUNITY ASSOCIATION, INC., Plaintiff.

VS.

ANDREA KILPATRICK, a married woman, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on December 23, 2024 by the County Court of Hillsborough County, Florida, the property described

Lot 14, Block 26, Rivercrest Phase 2 Parcel "O" and "R", according to the map or plat thereof, as recorded in Plat Book 104, Page(s) 115 through 126, inclusive, of the Public Records of Hillsborough County, Florida.

Parcel Identification Number: 077286-0228

PROPERTY ADDRESS: 11557 Ham-mocks Glade Drive, Riverview, FL 33569.

will be sold by the Hillsborough County Clerk at public sale on February 7, 2025 at 10:00 A.M., electronically online at <u>http://</u> www.hillsborough.realforeclose.com.

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

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

/s/Charles Evans Glausier Charles Evans Glausier, Esquire Florida Bar No.: 37035 cglausier@glausierknight.com GLAUSIER KNIGHT JONES, PLLC 400 N. Ashley Drive, Suite 2020 Tampa, FL 33602 Telephone No.: (813) 440-4600 Fascimile No.: (813) 440-2046 Attorneys for Plaintiff

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 2024CA000514 DIVISION: A

LAKEVIEW LOAN SERVICING, LLC, Plaintiff. -vs-

FRED V NWOKOBIA Defendant(s)

NOTICE OF ACTION TO: FRED V NWOKOBIA and UNKNOWN SPOUSE OF FRED V

NWOKOBIA Last Known Address:

2204 Grace Rd, Wilmington, DE 19809 GRACE C NWOKOBIA and UNKNOWN SPOUSE OF GRACE C NWOKOBIA

Last Known Address: 614 Corwin Ct, Bear, DE 19701

You are notified of an action to foreclose a mortgage on the following property in Hillsborough County:

Lot 2, Block 17, Waterleaf Phase 5B, according to the Plat thereof, recorded in Plat Book 130, Page(s) 257, of the Public Records of Hillsborough Coun-ty, Elorido tv. Florida.

12055 Cardinal Flower Drive, Riverview, FL 33579

The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 2024CA000514; and is styled Lakeview Loan Servicing, LLC vs. Fred V Nwokobia. You are required to serve a copy of your written defenses, if any, to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 01/22/2025, (or 30 days from the first date of publication) and file the original with the

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

tered 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 12/17/2024

Cindv Stuart Hillsborough Clerk of the Circuit Court By: /s/ Isha Tirado-Baker As Deputy Clerk

Quintairos, Prieto, Wood & Boyer, P.A.

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO: 2024CA004104

DIVISION: O ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff.

-vs-RYAN CULPEPPER, UNKNOWN SPOUSE OF RYAN CULPEPPER AND UNKNOWN SPOUSE OF RYAN CULPEPPER, Defendant(s)

NOTICE OF ACTION

TO: RYAN CULPEPPER and UNKNOWN SPOUSE OF RYAN CULPEPPER Last Known Address: 4911 South 79th Street, Tampa, FL 33619

You are notified of an action to foreclose mortgage on the following property in Hillsborough County:

LOT 24, BLOCK 17, PROGRESS VIL-LAGE-UNIT 2, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 36, PAGE(S) 50, AS RECORDED IN PUBLIC RECORDS OF HILLSBOR-OUGH COUNTY, FLORIDA.

12055 4911 South 79th Street, Tampa, FL 33619

The action was instituted in the Circuit The action was instituted in the Circuit Court, Thirteenth Judicial Circuit in and for Hillsborough, County, Florida; Case No. 2024CA004104; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Ryan Culpepper. You are required to serve a copy of your written defenses, if any, to the action on Lynn Vouis, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 01/22/2025 (or 30 FL 32801 on or before 01/22/2025, (or 30 days from the first date of publication) and file the original with the clerk of this court ine the original with the clerk of this coult 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 enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

DATED 12/17/2024

Cindy Stuart Hillsborough Clerk of the Circuit Court By: /s/ Isha Tirado-Baker As Deputy Clerk

Quintairos, Prieto, Wood & Boyer, P.A. 1/10-1/17/25LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-007498 DIVISION: E

CITY OF TAMPA, Plaintiff,

VS.

BOB JACOBSON AND COMPANY, a dissolved Florida for profit corporation formerly known as Sunset Park Homes, Inc., MELVIN S. JACOBSON, THE UNKNOWN SPOUSE OF MELVIN S. JACOBSON, LOUIS S. JACOBSON, deceased, THE UNKNOWN SPOUSE OF LOUIS S. JACOBSON, any UNKNOWN HEIRS OF LOUIS S JACOBSON, SAMUEL E. JACOBSON, deceased, THE UNKNOWN SPOUSE OF SAMUEL E JACOBSON, any UNKNOWN HEIRS OF SAMUEL E. JACOBSON, and any and all UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTERESTS AS SPOUSES, HEIRS, DEVISEES, GRANTEES OF OTHER CLAIMANTS OF RIGHTS IN THE SUBJECT PROPERTY, TENANT # 1 and TENANT #2. Defendants.

NOTICE OF ACTION

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

33609-3636

YOU ARE HEREBY NOTIFIED that an action for equitable and declaratory relief has been filed against you and you are required to serve a copy of your written defenses, if any, to County for Plaintiff, Brian A. Bolves, Esq. at Manson, Bolves, Don-aldson, Tanner, PA, whose address is 109 North Brush Street, Suite 300, Tampa, FL 33602, a date which is within (30) days af-ter the first publication of this Notice in the La Gaceta Newspaper and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediate-ly thereafter; otherwise a default will be en-tered against you for the relief demanded in the complaint

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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CASE NO.: 24-CA-007498 DIVISION: E

CITY OF TAMPA,

Plaintiff,

vs.

BOB JACOBSON AND COMPANY, a dissolved Florida for profit corporation formerly known as Sunset Park Homes, Inc., MELVIN S. JACOBSON, THE UNKNOWN SPOUSE OF MELVIN S. JACOBSON, LOUIS S. JACOBSON, deceased, THE UNKNOWN SPOUSE OF LOUIS S. JACOBSON, any UNKNOWN HEIRS OF LOUIS S. JACOBSON, SAMUEL E. JACOBSON, deceased, THE UNKNOWN SPOUSE OF SAMUEL E. LACOBSON, any UNKNOWN HEIRS E JACOBSON, any UNKNOWN HEIRS OF SAMUEL E. JACOBSON, and any and all UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTERESTS AS SPOUSES, HEIRS, DEVISEES, GRANTEES or OTHER CLAIMANTS OF RIGHTS IN THE SUBJECT PROPERTY, TENANT # 1 and TENANT #2 Defendants.

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Tuesday, February 18, 2025 at 9:30 a.m. or as soon thereafter as may be heard, the Plain-tiff, CITY OF TAMPA will call up for hearing before Honorable Anne-Leigh Gaylord Moe, at the Hillsborough County Court-house, the following:

Plaintiff, City of Tampa's Motion for Judgment on the Pleadings (filed De-cember 20, 2024)

Time reserved for hearing: 15 minutes At that time of the hearing, the parties are to call the conference line below:

1-904-900-2303 Code 132 571 5688 "If you are a person with a disability who

needs any accommodation in order to par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of cer-tain assistance. Please contact the Human Rights Office, 813-272-7040, (V/TDD) 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 ACCORD

INGLY.

/s/ Brian A. Bolves Brian A. Bolves, FBN 367079 MANSON BOLVES DONALDSON TAN-

NER, P.A. 109 N. Brush Street, Suite 300

Tampa, FL 33602 P: 813-514-4700 F: 813-514-4701

bbolves@mansonbolves.com vdavis@mansonbolves.com Counsel for Plaintiff

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

IN THE THIRTEEN JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FL CIRCUIT CIVIL DIVISION

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

NOTICE TO CREDITORS

The administration of the estate of Mich-

ael S. Martello deceased, who deceased

an November 12, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Room 206, Tampa, Florida 33602; mailing address P.O. Box 1110, Tampa, Florida 33601.

The names and addresses of the personal

representative and the personal represen-

ALL INTERESTED PERSONS ARE NOTI-

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

decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI-

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

The date of first publication of this no-tice is January 10, 2025.

Attorneys for Personal Representative:

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-3959

Division A

NOTICE TO CREDITORS

The administration of the estate of ALAN LEWIS, deceased, whose date of death was July 8, 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 and the personal represen-

All creditors of the decedent and other

persons having claims or demands against decedent's estate, on whom a copy of

this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and

an other dealities 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-UCATION OF THE S NOTICE

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviv-

by the decedent of 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, applies, or may ap-ply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes

ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI-

LICATION OF THIS NOTICE.

tative's attorney are set forth below.

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

Personal Representative:

Tampa, FL 33615

/s/ Sondra Martello 10602 Out Island Drive

/s/ David J Plante Esquire

Florida Bar No.: 990582 The Plante Law Group, PLC

806 North Armenia Ave Tampa, FL 33609 plg@theplantelawgroup.com david@theplantelawgroup.com

Tel. (813) 875-5297 Fax (813) 879-5297

IN RE: ESTATE OF

ALAN LEWIS

Deceased

tative's attorney are set forth below

MICHAEL S. MARTELLO

Deceased.

FIED THAT:

TICE ON THEM.

BARRED.

for seven years.

9. Partitioner meets the statutory require-ments of section 95.18(1), Florida Statutes (2023 to acquire the property through adverse possession. WMRERFORE based Upon the foregoing

facts Petitioner demands Judgment against the Respondent and requests that the court enter an order awarding Petitioner the legal ownership of the property.

Respectfully submitted, /s/Carl Hayes Carl R. Hayes, Esq. FBN # 9421995 P.O. Box 9454 Tampa.F1.33674

(813)237-2392 carlrolandhayes@gmail.com

1/10-1/24/25LG 3T

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

CASE NO. 10-CA-001968 SUNTRUST MORTGAGE, INC.,

Plaintiff

HENNY VERKYK, ROBERT VERKYK, et. al, Defendants

RE-NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Summary Judgment of Foreclosure entered in the above styled cause now pending in said court setting the sale for February 13, 2025 at 10:00 a.m., that I will sell to the highest bidder for cash at http://www.hillsborough.realforeclose.com on the 13th day of Febru-ary, 2025 at 10:00 a.m., in accordance with Sec. 45.031 of the Florida Statutes, the following property:

LOT 17, BLOCK 5, WESTCHASE SECTIONS "302 AND "304", AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE 10, OF THE PUB-LIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Property Address: 10401 Green-hedges Drive, Tampa, FL 33626. (the "Property")

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

Dated this 8th day of January, 2025. LIEBLER, GONZALEZ & PORTUONDO Attorneys for Truist Bank

IN THE CIRCUIT COURT FOR

HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-002589

NOTICE TO CREDITORS

The administration of the estate of

Wavne Evans, deceased, whose date of

death was April 13, 2024, is pending in the Circuit Court for Hillsborough County,

Florida, Probate Division, the address of which is 419 N Pierce St, Tampa, FL 33602. The names and addresses of the

personal representative and the personal

representative's attorney are set forth be-

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

THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS

All other creditors of the decedent and

NOTICE ON THEM.

Courthouse Tower - 25th Floor 44 West Flagler Street Miami, FL 33130 (305) 379-0400

By: /s/ Mark E. Steiner MARK E. STEINER Florida Bar No. 28513

mes@lgplaw.com

IN RE: ESTATE OF

WAYNE EVANS

Deceased

low.

1/10-1/17/25 2T

clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be en-

To the following Defendant: MELVIN S. JACOBSON

Last known address: 3825 Henderson Blvd. Suite 100-A, Tampa, FL

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 1/22/2025 at 9:00 A.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.

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

CASE NO: COD-24-0004064 NAME OF VIOLATOR: RAUL RODRIGUEZ JR LOCATION OF VIOLATION: 1605 N 16TH ST, TAMPA, FL CODE SECTIONS: 27-178(b)1 27-326 LEGAL DESCRIPTION: LESLEY'S J T ADDITION LOT 6 BLOCK 58 FOLIO: 190250 0005 FOLIO: 189835.0000

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. OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

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

Case No. 23-CA-15869

TASHA JOHNSON, Petitioner

ESTATE OF ALTON WASHINGTON. Respondent.

PETITION FOR ADVERSE POSSES-SION WITHOUT COLOR OF TITLE

COMES NOW Petitioner by and through her undersigned counsel and sues the De-fendant and states the following:

1. This is a cause of action pursuant to section 95.18(1), Florida Statutes (2023).

2. This cause of action exceeds \$50,000.

3. Plaintiff is a resident of Hillsborough County, Florida.

4. The defendant owns real property in Hillsborough County, Florida.

5. The property is located at 4722 87th Street, Tampa, Fla 33619 and legally described as Progress Village UNIT 3, BLOCK 37, Public Records of Hillsborough Floride Florida

6. Petitioner has made improvements to the property

6. A Petitioner has resided on the property open and notoriously for more than ten years.

7. Petitioner has been in actual control of the property for more than seven years

.8. Petitioner has paid the property taxes for more than Petitioner has filed an affidavit of diligent Search and inquiry shall publish this petition in accordance with Florida law

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 10, 2025.

Personal Representative: /s/ Kimberly Ann Evans 6111 Maple Lane Tampa, Florida 33610

Attorney for Personal Representative: /s/ Desiree Sanchez Attorney Florida Bar Number: 10082 Florida Bar Number: 10082 SANCHEZ LAW GROUP PA 605 E. Robinson Street, Suite 650 Orlando, Florida 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail desiree@sanchezlaw.com Secondary E-Mail: maria@sanchezlaw.com

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-003781

IN RE: ESTATE OF

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

Florida Statutes.

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

Personal Representative: AARON LEWIS 718 W. Canterbury Rd., Apt. A St. Louis, Missouri 63132

Attorney for Personal Representative: Colleen O'Rourke E-mail Addresses: colleen@gentrustlaw.com, cheryl@gentrustlaw.com Florida Bar No. 486280 4805 W. Laurel St., Ste. 230 Tampa, Florida 33607 Telephone: (813) 286-1700

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

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

File No. 24-CP-004087 Division A

IN RE: ESTATE OF RONALD O'DELL a/k/a RONNIE O'DELL Deceased

NOTICE TO CREDITORS

The administration of the estate of Ronald O'Dell deceased whose date of death aid O'Dell, deceased, whose date of death was November 26, 2024, 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 be-

(Continued on next page)

HILLSBOROUGH COUNTY

low

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-AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE OR 30 DAYS

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

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

Personal Representative: /s/ Judy O'Dell 721 Oak Street SW Ruskin, Florida 33570

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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORID PROBATE DIVISION Case No. 24-CP-002434

IN RE' ESTATE OF WILLIAM MORRIS HALSEY Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILL-IAM MORRIS HALSEY deceased, whose date of death was February 2nd, 2024, is pending in the Circuit Court for Hillsbor-ough 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 personal representative's attorney are set forth below.

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

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

The personal representative has no duty to 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 Prop-erty Rights at Death Act as described in ss. 732-216-732-228, applies, or may ap-ply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 10, 2025

Personal Representative: Amy Haviland a/k/a Amy E. Halsey Crouch 409 Bayfield Dr. Brandon, Florida 33511

Attorney for Personal Representative: /s/ Lakirah Kincy, Esg. Fla. Bar No.: 1023199 Brice Zoecklein, Esq. Fla. Bar No. 0085615

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

and more commonly known as 5063 In-shore Landing Drive, Apollo Beach, FL

will be sold at public sale by the Hillsbor-ough County Clerk of Court, to the highest and best bidder, for cash, at 10:00 A.M.,

at <u>www.hillsborough.realforeclose.com</u> on January 31, 2025.

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

If you are a person with a disability who

needs any accommodation in order to par

ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coor-dinator, Hillsborough County Courthouse, 900 E Twigge Study Boom 604 Tompo

800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appear-

ance, or immediately upon receiving this notification if the time before the sched-uled appearance is less than 7 days; if you

are hearing or voice impaired, call 711.

/s/ Brittnie Burns

Brittnie M. Burns, Esquire Florida Bar No.: 1011908

Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620

IN THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. 24-CP-2203

DIVISION: O Florida Bar #898791

NOTICE TO CREDITORS

The administration of the estate of HEL-EN 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 22601 The page and address of the per-

33601. The name and address of the per-sonal representative and the personal rep-

resentative's attorney are set forth below.

All creditors of decedent and other per-

sons, who have claims or demands against decedent's estate, including unmatured,

contingent or unliquidated claims, and who

have been served a copy of this notice, must file their claims with this Court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON

VICE OF A COPY OF THIS NOTICE ON

All other creditors of decedent and other

persons who have claims or demands

against decedent's estate, including unma-tured, contingent or unliquidated claims, must file their claims with this Court WITH-

IN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT SO FILED WILL BE

NOTWITHSTANDING THE TIME PERI

FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS

The date of the first publication of this

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

bburns@bushross.com

BUSH ROSS, P.A. Post Office Box 3913

Attorney for Plaintiff

IN RE: ESTATE OF

Deceased.

THEM.

NOTICE.

BARRED

FOREVER BARRED.

Notice is January 10, 2025.

Personal Representative:

LYNNE L. LINETT

127 S. Sunset Drive

Winston Salem, NC 27101

Attorney for Personal Representative:

Dawn M. Chapman, Esq. LEGACY LAW OF FLORIDA, P.A.

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

Email: info@legacylawoffl.com Secondary Email: dawn@legacylawoffl.com

205 N. Parsons Avenue Brandon, FL 33510 813/643-1885

IN RE: ESTATE OF

Deceased.

GEORGE W. HINTON.

HELEN BETTY HUETHER,

reports the funds as unclaimed.

145-149.

33572

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

by the decedent or the decedent's surviv-ing spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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. 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 1/10-1/17/25LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003829 **Division Probate**

IN RE: ESTATE OF MARK ALEXANDER COTTON Deceased.

NOTICE TO CREDITORS

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, Flor-ida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file 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 PUB-LICATION OF THIS NOTICE.

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

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

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

Personal Representative:

Michael A. Cotton 5630 Rawls Road

Tampa, Florida 33625

Attorney for Personal Representative:

Kara Évans, Attorney Florida Bar Number: 381136 4631 Van Dyke Road Lutz, Florida 33558

Telephone: (813) 758-2173 Fax: (813) 926-6517 E-Mail: kara@karaevansattornev.com Secondary E-Mail: evanskeene@aol.com

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 IN THE INTEREST OF:

DOB: 1/15/2024 S.H. MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: JOHN HURD

LEGAL ADVERTISEMENT HILLSBOROUGH COUNTY

of January, 2025. Cindy Stuart, Clerk of Circuit Court Hillsborough County, Florida By: s/Indray Zelaya

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

NOTICE OF ADMINISTRATIVE COMPLAINT HILLSBOROUGH COUNTY

To: MICHAEL M. SANDERS Case No.: CD202404876/D 3336563/3400626

An Administrative Complaint to impose an administrative fine has been filed filed 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 Depart-ment of Agriculture and Consumer Servic-es, 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 the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.

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

NOTICE OF **ADMINISTRATIVE COMPLAINT** HILLSBOROUGH COUNTY

To: TREASURE D. ROGERS Case No.: CD202408393/D 3406921

An Administrative Complaint to sus-pend your license and eligibility for licen-sure 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.

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA **CIVIL DIVISION** CASE NO. 23-CA-013943 **USF FEDERAL CREDIT UNION**

Plaintiff, Vs.

KEITH ESP, ET AL. Defendant.

NOTICE OF SALE

Notice is hereby given that pursuant to a Uniform Final Judgment of Foreclosure entered on September 20, 2024 and an Amended Order Cancelling and Resched uling Foreclosure Sale entered on Janu-ary 2, 2025, in the above styled cause, in the Circuit Court of Hillsborough County, Florida, I, Cindy Stuart, Clerk of the Cir-cuit Court, will sell the property situated in Hillsborough County, Florida legally described as

Unit No. 1502 Tower T2. The Towers of Channelside, a Condominium, accord-ing 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.

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.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are en-titled, 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 exten-sion 4205, within 2 working days prior to the date the service is needed; if hearing or voice impaired call 711. you are

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@whhla

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

ODS SET FORTH IN FLORIDA STAT-UTES SECTION 733.702

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER AP-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.

Person Giving Notice:

/s/ Johnessa Hern Top Down Properties LLC, Petitioner By: Johnessa Hern, Managing Member

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

1/10-1/17/25LG 2T IN THE THIRTEENTH JUDICIAL

CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-3580

Division B IN RE' ESTATE OF

REGINALD JEROME WALKER Decedent.

NOTICE TO CREDITORS

The administration of the estate of REG-INALD JEROME WALKER, deceased, INALD JEROME WALKER, deceased, whose date of death was June 28, 2024, is pending in the Circuit Court for Hillsbor-ough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative's attorney. 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 the deire derived 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.

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-

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

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

LICATION OF THIS NOTICE

BE FOREVER BARRED.

is January 10, 2025.

Personal Representative:

/s/ Melanie Quattrone

Melanie Quattrone, Esg

Florida Bar Number: 60033 Quattrone Family Law, PLLC 16114 North Florida Avenue

Lutz, FL 33549 Telephone: (813) 769-5170

LAKE CHASE CONDOMINIUM

HG DEVELOPMENT GROUP. LLC

ASSOCIATION, INC.,

Plaintiff.

Defendant.

VS

/s/ Regina Thomas REGINA T. THOMAS 34450 Windknob Court Wesley Chapel, FL 33544

Attorney for Personal Representative:

melanieg@quattronefamilylaw.com

IN THE COUNTY COURT IN AND FOR

HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 24-CC-006798

NOTICE OF SALE

suant 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,

Condominium Unit No. 9344, of Build-

Florida, the property described as:

NOTICE IS HEREBY GIVEN that, pur-

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

All other creditors of the decedent and

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

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 19-CA-004595

OSPREY LANDINGS OF RUSKIN HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, Plaintiff,

DEBRA DIAZ, ET ALS, Defendant(s).

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pur-suant 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:

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

NOTICE TO CREDITORS

IN THE FIFTH CIRCUIT COURT IN AND FOR

CITRUS COUNTY, STATE OF FLORIDA

PROBATE DIVISION

FILE NO: 2024 CP 001135 A

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.

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 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 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 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 per-manently 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 Hillsbor-ough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 312, Tampa, FL 33602, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LE-GAL 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 Im-paired: 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 re-elving this patification if the time before the ceiving this notification if the time before the scheduled appearance is less than 7 days; i you are hearing or voice impaired, call 711. WITNESS my hand as Clerk of said Court and the Seal thereof, this 6th day

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

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT. IN AND FOR HILLSBOROUGH COUNTY FLORIDA PROBATE DIVISION CASE NO. 24-CP-003490

IN RE: ESTATE OF PAUL F. HECKSHER JR. DECEASED.

NOTICE TO CREDITORS (Summary Administration)

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

You are hereby notified that a Petition for Summary Administration has been en-tered in the estate of Paul F. Hecksher Jr., deceased, File Number 24-CP-003490, by 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 val-ue 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:

ALL INTERESTED PERSONS ARE NOTI-FIED THAT:

All creditors of the estate of the decedent and persons having claims or de-mands against the estate of the decedent other than those for whom provision for full payment was made in the Petition of Summary Administration must file their claims with this court WITHIN THE TIME PERI- ing 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 amend-ments 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.

Subject to current taxes, easements and restrictions of record.

Being the same premises as conveved to the Grantors herein by deed dated the 10th day of June 2005 re-corded July 29, 2006 in Book 15303 Page 0212

and more commonly known as 9344 Lake Chase Island Way, Tampa, FL 33626.

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 <u>www.hillsborough.realforeclose.com</u> on January 31, 2025.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7

(Continued on next page)

Page 22/LA GACETA/Friday, January 17, 2025

HILLSBOROUGH COUNTY

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

/s/ Brittnie Burns Brittnie M. Burns, Esquire Florida Bar No.: 1011908 bburns@bushross.com BUSH ROSS PA 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: 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 Chil-dren and Families, has filed a Petition to terminate your parental rights and per-manently 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 Honor-able 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 CONSTI-TUTES CONSENT TO THE TERMINA-TION 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 par-ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordina-tor, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Im-Daired: 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 re-ceiving 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 This holice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI-

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

of which is P.O. Box 3360, Tampa, Florida

33601. The names and addresses of the personal representative and the person-

al representative's attorney are set forth

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

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

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 Personal Representative or cura-tor has no duty to discover whether any property held at the time of the decedent's

death by the decedent or the decedent's

surviving spouse is property to which the Florida Uniform Disposition of Community

Property Rights at Death Act as described in sections 732.216–732.228, Florida Stat-

utes, 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

Hanover, Pennsylvania 17331 Attorney for Personal Representative:

240 Charles Street

Brice Zoecklein, Esq.

Zoecklein Law, P.A.

IN RE' ESTATE OF

Deceased

set forth below.

NOTICE ON THEM.

VICTORIA MARIE FROLIO.

Florida Bar No. 0085615

Brandon, Florida 33511

150 E. Bloomingdale Avenue

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-3184

NOTICE TO CREDITORS

The administration of the estate of VIC-TORIA MARIE FROLIO, deceased, whose

date of death was October 10, 2022, is pending in the Circuit Court for Hillsbor-ough County Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and ad-

dresses of the personal representative and the personal representative's attorney are

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

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-

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

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 personal representative has no duty

to discover whether any property held at the time of the decedent's death by the de-

cedent or the decedent's surviving spouse is property to which the Florida Uniform

Disposition of Community Property Rights at Death Act as described in ss. 732.216-

732.228. Florida Statutes, applies, or may

apply, unless a written demand is made

LICATION OF THIS NOTICE.

BE FOREVER BARRED.

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

Email Address: brice@zoeckleinlawpa.com

LICATION OF THIS NOTICE.

NOTICE ON THEM.

below

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY death was August 20th, 2024, is pending in the Circuit Court for Hillsborough Coun-ty, Florida, Probate Division, the address

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 Fast Twiggs Street Courthornom Number East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an ADVISORY HEARING

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTI-TUTES CONSENT TO THE TERMINA-TION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LE-GAL 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 asistance. Please contact ADA Coordina-tor, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Im-paired: 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 re-ceiving 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 Multfamily, LLC, 105 NE 1st Street, Del-ray 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 Fri-day at 7601 Hwy 301 N, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written com-ments 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 regard-ing the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Perfor-mance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the Dis-tricte website of www.website.org trict's website at www.watermatters.org The District does not discriminate based on disability. Anyone requiring accommo-dation under the ADA should contact the Regulation Performance Management De-partment 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

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

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

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

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

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

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

The 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 lorida 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 in-spection 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 Manage-ment District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or sub-mit your request through the District's web-cite at www.wetermenters.org. The Dictrict site at <u>www.watermatters.org</u>. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (252) 276 7211 or 1 900 423 (475) TDD (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.

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: 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 Council C 22420 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 South-west 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 permit-ted stormwater system. Project name: Buckhead Trail Mass Grading Modification. Project size: 611.17 acres. Location: Sec-tion 01 Churphin 25 South Prage 18 East tion 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 & Per-mit Search Tools" function on the District's website at www.watermatters.org/permits/ bitoretod paragraphic applications Interested persons may inspect a copy of the application and submit written com-ments concerning the application. Com-ments 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 administra-tive hearing regarding the application, you must send a written request referencing the permit application number to the South-west 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 accom-modation 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 EL OPIDA: LAKE VIEW 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

DEFENDANTS NOTICE OF FORECLOSURE SALE

NOTICE OF PORECLOSURE 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, Elocida webcroin BPA CR Opportunity Circuit in and for Manatee County, Florida, wherein RRA CP Opportunity Trust 2 is the Plaintiff and KAREN L. JACQUES; UNKNOWN TENANT IN POSESSION 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 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

DA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	as specified under s. 732.2211, Florida Statutes.	CASE NO.: 2023-32497	NOTICE TO CREDITORS	ANY AMENDMENTS THERETO, AND ACCORDING TO THE PLAT THEREOF.
NOTWITHSTANDING THE TIME PER- IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AF- TER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this no- tice 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: Ihyde@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	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 Secondary: jearle	LICENSE NO.: PTA30016 The Department of Health has filed a First Amended Administrative Complaint against you, a copy of which may be ob- tained by contacting, Collie Nolen, Esq., Department of Health, Prosecution Ser- vices Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265 (850)558-9891. If no contact has been made by you con- cerning the above by February 28, 2025, the matter of the First Amended Admin- istrative 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 pro- ceeding 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.	The administration of the estate of DI- ANE 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., Braden- ton, 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 unma- tured, 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 de- mands against the decedent's estate,	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
CIRCUIT COURT, IN AND FOR HILLSBOROUGH COUNTY, FLORIDA PROBATE DIVISION	J.D-R. DOB: 10/15/2023 MINOR CHILD	I/17-2/7/25LG 4T	including unmatured, contingent or unliq- uidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUB-	notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please
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	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 termi- nate your parental rights and permanently	IN THE CIRCUIT IN AND TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 24-CP-001578 IN RE: ESTATE OF DANIEL STEPHEN MIKUS, Deceased.	AFTER THE DATE OF THE FIRST POB- LICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PER- IODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	call 711. Dated this 13th day of January, 2025. By: Date: Bar No. 73813 11080-1007367 (Continued on next page)

<u>MANATEE COUNTY</u>

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024 CP 1384 IN RE: THE ESTATE OF:

Linda Mick, Deceased.

NOTICE TO CREDITORS

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.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim 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 PER-IOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

Personal Representative of Estate: John P. Mick

5048 Wagon Wheel Drive North Port, FL 34291

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

IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA COUNTY CIVIL DIVISION CASE NO.: 2024-CC-002167 DEL WEBB AT LAKEWOOD RANCH HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. JANE PETRUSKA, Defendant. NOTICE OF SALE 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:

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 Coun-

ty, Florida. 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 February 11, 2025.

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

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.

/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 10/14-10/21/22LG 2T

LEGAL ADVERTISEMENT

ORANGE COUNTY 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 tis 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 \$2,097.13, 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 11080-1006727

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7068386.0 FILE NO.: 24-022463 PALM FINANCIAL SERVICES, LLC, Lienholder, vs.

ANGEL OSCAR LOMBO Obligor(s)

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 0.5255% interest in Unit 6B 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 Orang, 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 \$2,104.17, plus interest (calculated by multiplying \$0.64 times the number of days that have elapsed since December 30, 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

11080-1006923 NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY

TRUSTEE CONTRACT NO.: 7068376.0 FILE NO.: 24-022464 PALM FINANCIAL SERVICES, LLC, Lienholder, vs.

JORGE ROA; ISABEL CRISTINA MENDEZ Obligor(s)

LEGAL ADVERTISEMENT

ORANGE COUNTY Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$1,776.00, 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 NON JUDICIAL PROCEEDING TO FORECLOSE CLAIM OF TRUSTEE LIEN CONTRACT NO.: 7068095.0 FILE NO.: 24-022465 PALM FINANCIAL SERVICES, LLC, Lienholder. TARAH E. CREIGHTON-CRAIG; SCOTT W CRAIG Obligor(s) TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Tarah E. Creighton-Craig 16 JEANNE AVE Brockton, MA 02301-5867 Scott W. Craig 16 JEANNE AVE Brockton, 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 fortyfive (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, Esg. 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 NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM TRUSTEE OF LIEN BY

CONTRACT NO.: 7063172.0 FILE NO.: 24-022471 PALM FINANCIAL SERVICES, LLC, Lienholder,

KATHLYN L. MAIR; ELLIOTT R. MAIR Obligor(s)

TRUSTEL'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

LEGAL ADVERTISEMENT

ORANGE COUNTY NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 7061431.0 FILE NO.: 24-022477

PALM FINANCIAL SERVICES, LLC, Lienholder,

TRAVIS J. OVERACKER; VICKI M. OVERACKER Obligor(s)

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 fortyfive (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

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)

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 22C of the Bay Lake Tower at Disney's Contemporary Resort, a leasehold condominium (the "Condominium"), 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 Public (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 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

ORANGE COUNTY

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 fortyfive (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

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)

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 fortyfive (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 177, 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

LEGAL ADVERTISEMENT

ORANGE COUNTY	TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Jorge Roa BOCA GRANDE CRA 6A #5A24 EDIFICIO GRND BAY CLUB APT 30B Bolivar Cartagena, Colombia 099999 Colombia Isabel Cristina Mendez Boca Grande Cra 6a #5a24 Edificio Grnd Bay Club Apt 30b	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 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	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.	11080-1006828 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.
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) // TRUSTE'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	Bolivar Cartagena, Colombia 000000 Colombia 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 0.2693% interest in Unit 101A 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 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	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	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 	BLOOMBERG Obligor(s) 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 (Continued on next page)

Page 24/LA GACETA/Friday, January 17, 2025

ORANGE COUNTY

'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. written The Obligor has the right to cure the default and any junior interestholder may redeem its interest, for a minimum period of fortyfive (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 \$2,009.46, plus interest (calculated by multiplying \$0.60 times the number of days that have elapsed since December 26, 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 11080-1006875

NONJUDICIAL PROCEEDING TO CLAIM OF LIEN BY FORECLOSE TRUSTEE CONTRACT NO.: 10012266.0 FILE NO.: 24-022563 PALM FINANCIAL SERVICES, LLC, Lienholder, TIKNA GOENAWAN LUKITA; MAYVIA BUDIMAN Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Tikna Goenawan Lukita SEKOLAH DUTA 5 No 49 PONDOK INDAH Jakarta, Dki Jakarta 12310 Indonesia Mayvia Budiman SEKOLAH DUTA 5/49 PONDOK INDAH Jakarta 12310 Indonesia 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 49B of the Bay Lake Tower at Disney's Contemporary Resort, a leasehold Contemporary Reson, c condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 9755, Page 2293, Crubic Records of Orange County, condomints 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 fortyfive (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 \$2,032.56, plus interest (calculated by multiplying \$0.60 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 11080-1007049

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM TRUSTEE ŌF LIEN BY CONTRACT NO.: 10010606.1 FILE NO.: 24-022570 PALM FINANCIAL SERVICES, LLC, Lienholder,

LEGAL ADVERTISEMENT ORANGE COUNTY 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 \$1,451.75, plus interest (calculated by multiplying \$0.37 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. 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 11080-1006857

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 10010606.0 FILE NO.: 24-022741 PALM FINANCIAL SERVICES, LLC, Lienholder. ELIO T. SOARES; LILIANA C. SOARES Obligor(s)

TRUSTEE'S NOTICE FORECLOSURE PROCEEDING OF TO: Elio T. Soares 108 Melrose Ave North Arlington, NJ 07031 Liliana C. Soares 108 melrose ave north arlington, NJ 07031 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:

describeu as. An undivided 0.6110% interest III One 44A of the Bay Lake Tower at Disney's Contemporary Resort, a leasehold condominium (the "Condominium"), Declaration of condominium (the "Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 9755, Page 2293, Decords of Orange County, 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 \$2,696.41, plus interest (calculated by multiplying \$0.90 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. 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 11080-1006856

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 13010876.0 FILE NO.: 24-022768 PALM FINANCIAL SERVICES, LLC, Lienholder.

KIM A. PASQUA; PAUL J. PASQUA Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Kim A. Pasqua 3 Colts Gait Lane Colts Neck, NJ 07722-1062 Paul J. Pasqua 3 Colts Gait Lane Colts Neck, NJ 07722-1062 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

LEGAL ADVERTISEMENT

ORANGE COUNTY

Telecopier: 614-220-5613 11080-1006651

NON JUDICIAL PROCEEDING CLAIM OF LIEN BY FORECLOSE TRUSTEE CONTRACT NO.: 13012442.0 FILE NO.: 24-022782 PALM FINANCIAL SERVICES, LLC, Lienholder,

MICHAEL T. CASE Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Michael T. Case 4200 S QUINOA AVE Broken Arrow, OK 74011-1114 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 Grand Floridian Resort described

An undivided 1.0676% interest in Unit 6A An undivided 1.0070% interest in Onit of of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, Public Records book 10545, Page 3964, Public Records of Orange County, Florida and all amendments thereto (the 'Declaration') thereto (the 'Declaration')

The default giving rise to these proceedings is the failure 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 fortyfor (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 \$5,198.26, plus interest (calculated by multiplying \$1.96 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. 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

TRUSTEC LIEN BY CONTRACT NO.: 5011984.2 FILE NO.: 24-022937 PALM FINANCIAL SERVICES, LLC, Lienholder. JONATHAN A. KRENGEL; RACHEL E. KRENGEL, AKA RACHEL E. ALDIS-KRENGEL Obligor(s) TRUSTEE'S NOTICE OF FORECLOSURE

11080-1006671

PROCEEDING TO: Jonathan A. Krengel 70 W COUNTY RD-478 Webster, FL 33597 Rachel E. Krengel, AKA Rachel E. Aldis-Krengel 70 West C 478 Webster, FL 33597 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 0.1860% interest in Unit 3A of the Villas at Disney's Wilderness Lodge, a leasehold condominium (the

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 LEGAL ADVERTISEMENT

ORANGE COUNTY

TO: Jonathan A. Krengel 70 W COUNTY RD-478 Webster, FL 33597 Rachel E. Krengel, AKA Rachel E. Aldis-Krengel

70 West C 478

Webster, FL 33597 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 0.0964% interest in Unit 31A of the Villas at Disnev's Wilderness Condominium (the "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') 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 fortyfive (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 \$1,106.01, plus interest (calculated by multiplying \$0.21 times the number of days that have elapsed since December 19. Said funds for cure or redemption must be received by the Trustee before the Certificate of Sale is issued. Valerie N. Edgecombe, Esg.

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 11080-1006815

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM TRUSTEE OF LIEN BY CONTRACT NO.: 5007615.1 FILE NO 24-022941 PALM FINANCIAL SERVICES, LLC, Lienholder,

CHARLES R. HOLBROOK, JR., AKA CHARLES R. HOLBROOK; KAREN J. HOLBROOK Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Charles R. Holbrook, Jr., AKA Charles R. Holbrook 11 Meade Lane Bridgton, ME 04009 Karen J. Holbrook 61 Neal Ln Monmouth, ME 04259-6502 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 0.2481% interest in Unit 27A 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 fortuits 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 \$1,595.97, plus interest (calculated by multiplying \$0.43 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.

Valerie N. Edgecombe, Esq. Jasmin Hernandez, Esq.

LEGAL ADVERTISEMENT ORANGE COUNTY

"Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 6170, Page 1425, Public Records of Orage 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 \$2,072.85, plus interest (calculated by multiplying \$0.63 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. 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 11080-1006817

NONJUDICIAL PROCEEDING TO CLAIM OF LIEN BY FORECLOSE TRUSTEE CONTRACT NO.: 5006827.0 FILE NO.: 24-022945 PALM FINANCIAL SERVICES, LLC, Lienholder. VINCENT DE LA ROSA; MARY DE LA

ROSA Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Vincent De La Rosa 7238 BEECH AVE Hammond, IN 46324-2426 Marv De La Rosa 7238 BEECH AVE Hammond, IN 46324-2426 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 0.5784% 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 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 preide of fortuits 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 \$3,653.06, plus interest (calculated by multiplying \$1.28 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, Esg. as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006841

NONJUDICIAL PROCEEDING FORECLOSE CLAIM OF LIE LIEN

TRUSTEE CONTRACT NO.: 5007348.0 FILE NO.: 24-022947 PALM FINANCIAL SERVICES, LLC, Lienholder. JAMES C. MURRAY: RHONDA B.

LIO T. SOARES; LILIANA C. SOARES Obligor(s) TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Elio T. Soares 108 Melrose Ave North Arlington, NJ 07031 Liliana C. Soares 108 melrose ave north arlington, NJ 07031 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 0.2546% interest in Unit 50A 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 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	Disney's Grand Floridian Resort described as: An undivided 0.5338% interest in Unit 6B of the Villas at Disney's Grand Floridian Resort, a leasehold condominium (the "Condominium"), according to the Declaration of Condominium thereof as recorded in Official Records Book 10545, Page 3964, 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 \$2,862.19, plus interest (calculated by multiplying \$0.97 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	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 \$1,359.79, plus interest (calculated by multiplying \$0.32 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. 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 11080-1006814 MONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 5011984.0 FILE NO.: 24-022939 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. JONATHAN A. KRENGEL; RACHEL E.	as Trustee pursuant to Fla. Stat. §721.82 P. O. Box 165028 Columbus, OH 43216-5028 Telephone: 407-404-5266 Telecopier: 614-220-5613 11080-1006816 MONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 5007615.0 FILE NO.: 24-022943 PALM FINANCIAL SERVICES, LLC, Lienholder, vs. CHARLES R. HOLBROOK, JR., AKA CHARLES R. HOLBROOK, JR., AKA CHARLES R. HOLBROOK; KAREN J. HOLBROOK Obligor(s) 	MURRAY Obligor(s) TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: James C. Murray 7003 WOODBRIDGE VALLEY CIR Charlotte, NC 28227 Rhonda B. Murray 7003 WOODRIDGE VALLEY CIR Charlotte, NC 28227-7697 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 0.4338% interest in Unit 21A 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
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	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 \$2,862.19, plus interest (calculated by multiplying \$0.97 times the number of days that have elapsed since December 19, 2024), plus the costs of this proceeding.	FORECLOSE CLAIM OF LIEN BY TRUSTEE CONTRACT NO.: 5011984.0 FILE NO.: 24-022939 PALM FINANCIAL SERVICES, LLC, Lienholder, vs.	PROCEEDING TO: Charles R. Holbrook, Jr., AKA Charles R. Holbrook 11 Meade Lane Bridgton, ME 04009 Karen J. Holbrook 61 Neal Ln	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

ORANGE COUNTY

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, 902(1) but the secting of the properties 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 11080-1006887 NONJUDICIAL FORECLOSE PROCEEDING CLAIM OF LIEN TO BY

TRUSTEE CONTRACT NO.: 5006689.0 FILE NO.: 24-022949 PALM FINANCIAL SERVICES, LLC, Lienholder,

HAROLD G. FAULK; APRIL L. TEIXEIRA Obligor(s)

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 fortyfive (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. Edgecombe, Esg. 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

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 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 Vacatione Ownership Plea pecerding and 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 make payments as set forth in the Mortgage encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The 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 Expredience Dreporting was 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 Edgecombe, Esq. Jordan A Zeppetello, Esq. Jasmin Hernandez, Esq. as Trustee pursuant to Fla. Stat. §721.82 PO Box 165028 Columbus, OH 43216-5028 Telephone: (407) 404-5266 Telecopier: (614) 220-5613 Exhibit 5266 Telecopier: (614) 220-5613 Exhibit A OBLIGOR: J. A. Andrews-Dillon, 1341 E 51ST ST, Brooklyn, NY 11234-2205; VOI: 256126-01; TYPE: Annual; POINTS: 95700; TOTAL: \$16,362.03; PER DIEM: \$4.41; NOTICE DATE: December 18, 2024 OBLIGOR: Jamey Allen Charapp, 7812 IVYMOUNT TER, Potomac, MD 20854-3218; VOI: 270243-01; TYPE: Annual; POINTS: 176700; TOTAL: \$24,944.18; PER DIEM: \$7.44; NOTICE DATE: December 18, 2024 OBLIGOR: Gilberto Arroyo, 1639 N 76TH AVE, Elmwood Park, IL 60707-4134 and Tania M. Arroyo, 1639 IL 60707-4134 and Tania M. Arrovo, 1639 N 76TH AVE, Elmwood Park, IL 60707-4134; VOI: 278854-01; TYPE: Annual; POINTS: 25800; TOTAL: \$10,858.50; PER DIEM: \$3.31; NOTICE DATE: December 18, 2024 OBLIGOR: Kirsty Rebecca Gutierrez, 9015 WESTBAY BLVD,

LEGAL ADVERTISEMENT

ORANGE COUNTY

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 Coleen Shyree Black, 24811 SCARLATII 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 Bite Number: 24 024045 24 024029 24 File Numbers: 24-024945, 24-024939, 24-024927, 24-024923, 24-024915 MDK-13116

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A – Obligor) YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL 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, seconding and subject to the Elay Vacations 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 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 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. Jasmin Hernandez, Esg. Michael is issued. Jasmin Hernandez, Esq. Michael E. Carleton, Esq. Valerie N Edgecombe, 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 Bienniai; POINTS: 51700; TOTAL: \$1,986.43; PER DIEM: \$0.94; NOTICE DATE: January 3, 2025 OBLIGOR: Jeffrev Scott Badolev. 2025 OBLIGOR: Jeffrey Scott Badgley, 11508 DELWICK DR, Windermere, FL 34786-6073 and Charlotte Ann Badgley, 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 176 M212, Cordoba 5017 Arcentina and 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: \$1000; 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 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, Norw25337 BRECKENNIDGE COORT, 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

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION

Case No. 2024-CP-003726-O IN RE: ESTATE OF ANTHONY A. COPLEY, Deceased.

MDK-13135

NOTICE TO CREDITORS

The administration of the estate of AN-THONY 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'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.

LEGAL ADVERTISEMENT

ORANGE COUNTY

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

Telephone: (407) 422-2454

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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 present trade name of:

ALL PRO COOLING AND HEATING Owner: All Pro RNC, LLC 2721 Forsyth Rd. Office #458

2721 Forsyth Ku. Onice a Winter Park, FL 32792 1/17/25LG 1T

IN THE CIRCUIT COURT IN AND FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024-CP-003573-O

IN RE: ESTATE OF

FRANCIS JOSEPH MURILLO, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Fran-cis 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 dterney are Personal Representative's attorney are set forth below.

All creditors of the Decedent and other All creators 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 AF-TER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAY'S AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM 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 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.

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviv ing spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sec-tions 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. The date of first publication of this notice

is January 17, 2025 Personal Representatives CRAIG MURILLO

9209 Outlook Rock Trail Windermere, Florida 34786

Attorney for Personal Representative:

Cameron H.P. White, Esq. Florida Bar Number: 021343 Law Office of Cameron H.P. White, P.A. 9100 Conroy-Windermere Road, Suite 200 Windermere, Florida 34786 Telephone: (407) 792-6011 Email: cameron@chpwhitelaw.com Secondary: ashley@chpwhitelaw.com

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

LEGAL ADVERTISEMENT

ORANGE COUNTY

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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

> NOTICE OF ACTION Orange County

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 contact-ing Kristen Summers, Chief Legal Coun-sel, 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 ac-commodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4444, 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 FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-003212-O

IN RE: ESTATE OF EDYS EILEEN WILLIAMS

a/k/a EDYS WILLIAMS, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Edys Eileen Williams a/k/a Edys Williams, de-ceased, 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 Represen-tative and the Personal Representative's Attorney are set forth below

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of 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 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.

ORANGE COUNTY

LEGAL ADVERTISEMENT

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY

To: TA SECURITY, LLC

Case No.: CD202409259/B 3300110 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.

1/10-1/31/25I G 4T

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

CASE NO. 2024-CA-005734

S WALKER HOLDINGS, LLC and JOSEPH E. HUNTLEY, Plaintiffs,

JOEL CHEREMOND; ALI HANINE; ORANGE COUNTY, FLORIDA; UNKNOWN TENANT #1; and UNKNOWN TENANT #2; the names being fictitious to account for parties in possession Defendants.

NOTICE OF SALE **PURSUANT TO CHAPTER 45**

NOTICE IS GIVEN that, pursuant to a Final Judgment of Foreclosure dated the 2nd day of January, 2025, in Case No. 2024-CA-005734, of the Circuit Court of Orange County, Florida, in which Joel Cheremond, Ali Hanine, Orange County, Florida, Luknown Tenant #1 and Luc Florida, Unknown Tenant #1 and Un-known Tenant #2 are the Defendants, the Clerk of this Court will sell to the highest and best bidder in an online sale at www. myorangeclerk.realforeclose.com at 10:00 a.m. on February 6, 2025 the following described property set forth in the Order of Final Judgment:

Lot 1, Block A, CLEAR LAKE GAR-DENS SUBDIVISION PLAT NO. 3, according to the plat thereof, as re-corded in Plat Book J., Page 128, of the Public Records of Orange County, Florida, LESS that portion deeded to orange County, Florida in Book 4152, Page 929, described as follows:

A portion of Lot 1, Block A, CLEAR LAKE GARDENS SUBDIVISION PLAT NO. 3, as recorded in Plat Book J, Page 128, of the Public Records of Orange County, Florida, more particu-larly described as follows:

Begin at the Southeast corner of said Lot 1; thence South 89°01'18" West, along the South line of said Lot 1, a distance of 16.70 feet; thence North 00°43'13" West, 51.60 feet to the north line of said Lot 1; thence North 89°01'13" East, 17.27 feet to the East line of said Lot 1; thence South 00°05'31" East along said East line, 51.61 feet to the Point of Beginning. AND

Lots 2 and 3, Block A, CLEAR LAKE GARDENS SUBDIVISION PLAT NO. 3, according to the plat thereof, as recorded in Plat Book J, Page 128, of the Public Records of Orange County, Florida, LESS that portion deeded to Orange County, Florida in Book 4202, Page 2470, described as follows:

A portion of Lots 2 and 3, Block A, CLEAR LAKE GARDENS SUBDIVI-SION PLAT NO. 3, as recorded in Plat Book J, Page 128, of the Public Re-cords of Orange County, Florida, more particularly described as follows:

Begin at the Southeast corner of said Lot 3, thence South 89°01'18" West along the South line of said Lot 3, a distance of 15.57 feet; thence North 00°43'13" West, a distance of 103.38 feet to the North line of said Lot 2; thence North 89°01'18" East along the said North line, a distance of 16.70 feet to the West right of way line of Rio Grande Avenue; thence South 00°05'31" East along said West right of way line, a distance of 103.39 feet to the Point of Beginning.

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 time of sale shall be published as provided herein 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 & TITI F 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.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000052-O **Division Probate**

IN RE: ESTATE OF **RICHARD SINGH** Deceased.

NOTICE TO CREDITORS

The administration of the estate of Richard Singh, deceased, whose date of death was May 31, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, FL 32803. The names and addresses of the personal representative and the personal represen-tative's attorney are set forth below.

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

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

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 10, 2025.

Personal Representative: Austin Williams 1988 Fairview Shores Drive, Apartment 4 Orlando, Florida 32804

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

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

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

NOTICE OF **ADMINISTRATIVE COMPLAINT ORANGE COUNTY**

To: DRAKE M. WERY Case No.: CD202404407/D 3326414/3401036

(Continued on next page)

Page 26/LA GACETA/Friday, January 17, 2025

ORANGE COUNTY

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 Depart-ment of Agriculture and Consumer Servic-es Division of Licensing, Dect Office Box es, 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

1/10-1/31/24LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY

To: DAMONT J. MILLER, JR Case No.: CD202409739/D 3213623

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

1/10-1/31/24LG 4T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR ORANGE COUNTY, FLORIDA CASE NO. 2024-CA-009399-O

FAIRWINDS CREDIT UNION. Plaintiff,

VS.

KATHLEEN C. HERNDON, CITY OF ORLANDO FLORIDA, AND UNKNOWN PARTY IN POSSESSION, Defendant(s)

NOTICE OF ACTION

TO: Kathleen Herndon

2814 East Central Blvd Orlando FL 32803

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Orange County, Florida:

LOT 3, EASTGROVE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK S, 61. PUBLIC RECORDS OF PAGE ORANGE COUNTY, FLORIDA.

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 immedi-ately thereafter; otherwise, a default will be entered against you for the relief de-manded in the Complaint or Petition.

Dated this 20th day of December, 2024. Tiffany Moore Russell, Clerk of Courts 425 N Orange Ave, Orlando, FL 32801 By: /s/ Brian Williams

As Deputy Clerk Sorenson Van Leuven, PLLC

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

OSCEOLA COUNTY

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR **OSCEOLA COUNTY, FLORIDA** CIVIL ACTION CASE NO .: 2024 CA 002224 MF

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).

NOTICE OF SALE

LEGAL ADVERTISEMENT

OSCEOLA COUNTY

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 Tel: (407) 742-3479; Fax: (407) 742-3652

Dated this 14th day of January, 2025. By: /s/ Justin Ritchie, Esq. Florida Bar #106621

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743

ax: (813) 221-917 EService: servealaw@albertellilaw.com IN/24-008139

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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

WHISPERING ANGEL BOOKS Owner: Lynn Johnston

4305 Bayside Dr. Kissimmee, FL 34746 1/17/25LG 1T

NOTICE OF PUBLIC SALE 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. YEAR/MODEL VIN# 1986/CORO 2C8516A

0043743314 and Title# 1986/CORO YEAR/MODEL VIN# Title# 0043743327

Additional personal property unknown PREPARED BY: MARK C. PAYNE, Esq. Agent for The Mark MHP P.O. Box 1061, Tampa, Florida 33601-1061

Telephone: 813-223-6882 1/17-1/24/25LG 2T

IN THE COUNTY COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR **OSCEOLA COUNTY, FLORIDA** CASE NO .: 2019 CC 001761 CF

OAK ISLAND COVE COMMUNITY OWNERS' ASSOCIATION, INC., Plaintiff

VS.

LEROY CARR; ELSAIDA CARR; AND UNKNOWN PÁRTIES IN POSSÉSSION, Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

Notice is given that pursuant to the *Ex-*Parte 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 ELEXAIDA CARR are the Defendants the Clerk of the Court shall 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 Ad-ministrative 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:

Lot 16, OAK ISLAND COVE, according to the plat thereof, as recorded in Plat Book 11, at Pages 110-111, inclu-sive, of the Public Records of Osceola County, Florida;

A/K/A Property Address: 8128 Yellow Crane Drive, Kissimmee, FL 34747.

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

IF YOU ARE A PERSON WITH A DIS-ABILITY WHO NEEDS ANY ACCOM-MODATION IN ORDER TO PARTICI-PATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSIS-TANCE, PLEASE CONTACT COURT AD-

LEGAL ADVERTISEMENT

OSCEOLA COUNTY

dated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-LICATION OF THIS NOTICE.

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

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

The case number and decedent's name are: ADELAIDA SANABRIA, File Number 2024-CP-0578.

The address of the court where this probate is pending is Circuit Court for Osceo-la County, Florida, 2 Courthouse Square, Kissimmee, FL 34741.

Date of death of the decedent is January 23rd, 2024. The date of first publication of this notice

is January 17th, 2025. The second week of publication is January 24th, 2025.

Personal Representative(s):

Nancy A. Rios

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

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

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

CASE No. 2018 CA 001728 MF

CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC, A NEVADA LIMITED LIABILITY COMPANY PLAINTIFF,

VS

MARY NGUYN A/K/A MARY MAI NGUYEN, ET AL. DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

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)

Kissimmee, FL 34741 for the following described property:

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 COMMON ELEMENTS ATTACHING THERETO ACCORDING TO THE AFOREMENTIONED DECLARATION.

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 COMMON ELEMENTS ATTACHING THERETO ACCORDING TO THE AFOREMENTIONED DECLARATION.

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

LEGAL ADVERTISEMENT **OSCEOLA COUNTY**

LEGAL ADVERTISEMENT

PASCO COUNTY

The personal representative has no duty

to discover whether any property held at the time of the decedent's death by the de-cedent or the decedent's surviving spouse

is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-

732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

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 FLRODIA 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

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

Attorney for Personal Representative: /s/ Ann-Eliza M. Taylor

Fax: (813) 839-4411 E-Mail: ataylor@olderlundylaw.com

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

CASE NO.: 2024-CA-001094

GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-2

UNKNOWN BENEFICIARIES HEIRS

AGAINST THE ESTATE OF SARAH V.

SPOUSES, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR

NOTICE OF SALE PURSUANT TO CHAPTER 45

dance 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 Man-agement, LLC, not in its individual capac-

ity, 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 Dun-can Brandt a/k/a Jeffrey Brandt; Jeffrey Dun-can 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.; United the Computitive Association

Heritage Lake Community Association, Inc.; Florida Department of Revenue; and Internal Revenue Service are the Defen-

dants. The Clerk of Court will sell to the

highest and best bidder for cash at <u>www.</u> <u>pasco.realforeclose.com</u>, on the Clerk's website for online auctions at 11:00 AM, on February 13, 2025, the following de-scribed property as set forth in said Order of Clead

UNIT NO. 64, PHASE III, CEDAR-WOOD VILLAGE CONDOMINIUM II, AS PER PLAT THEREOF, RECORD-ED IN CONDOMINIUM PLAT BOOK

4, PAGES 47-54 INCLUSIVE, PUB-LIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH AN UN-DIVIDED PERCENTAGE OF INTER-EST OR SHARE IN THE COMMON EL-

EST OR SHARE IN THE COMMON EL-EMENTS APPURTENANT THERETO, IN ACCORDANCE WITH THE COV-ENANTS, CONDITIONS, RESTRIC-TIONS, EASEMENTS, TERMS AND OTHER PROVISIONS OF THE DEC-LARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS

BOOK 1685, PAGE 1084-1155 INCLU-

of Final Judgment, to wit:

NOTICE IS HEREBY GIVEN, in accor-

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

Florida Statutes.

DEATH IS BARRED.

Personal Representative:

/s/ Stacey Anne Brown 14205 Oak Knoll Street Spring Hill, Florida 33609

Attorney Florida Bar Number: 70852 Older Lundy Koch & Martino

1000 W. Cass Street Tampa, Florida 33606 Telephone: (813) 254-8998

dmorris@olderlundylaw.com

Secondary E-Mail

TRUST

Plaintiff.

BRANDT: et al

Defendants.

NOTICE OF SALE

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:

Lot 6, Celebration West Village, according to the plat thereof as recorded in Plat Book 9, Pages 91-97, of the Public Records of Osceola County, Florida.

Commonly known as: 610 Canne Place, Kissimmee, FL 34747

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

The sale is being held pursuant to the Final Judgment of Foreclosure, entered on December 11, 2024, in Civil Case No. 2020 CA 000618 MF, pending in the Circuit Court is Operating Courts Linguide in Osceola County, Florida.

KELVIN SOTO

10193)

1049568)

1044494)

Secondary:

Petitioner.

Respondent.

request.

clerk's office.

Dated 12/18/24

By: s/ S.B.

Deputy Clerk

Kelvin Soto, Esq. Clerk of the Circuit Court

and

Attorney for Plaintiff

11080-1007164

com

P. O. Box 165028

CLERK OF THE CIRCUIT COURT

Manley Deas Kochalski LLC

Columbus, OH 43216-5028

Telephone: 407-404-5266

Telecopier: 614-220-5613

Primary: statee-file@mdklegal.com

OSCEOLA COUNTY, FLORIDA Michael E. Carleton (Florida Bar No.:

1007924) Valerie N. Edgecombe (Florida Bar No.:

Jordan A. Zeppetello (Florida Bar No.:

Jasmin Hernandez (Florida Bar No.:

IN THE CIRCUIT COURT OF THE

NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA

Case No.: 2024-DR-002451-DS

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE

(NO CHILD OR FINANCIAL SUPPORT)

2726 Emerson Ln, Kissimmee, FL 34743

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 SO-

CORRO 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.

The action is asking the court to decide

how the following real or personal property should be divided: NA

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

You must keep the Clerk of the Circuit

Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in the Isometic with the second

this lawsuit will be mailed or e-mailed

to the address(es) on record at the

WARNING: Rule 12.285, Florida Fam-

ily Law Rules of Procedure, requires certain automatic disclosure of docu-ments and information. Failure to com-

ply can result in sanctions, including dismissal or striking of pleadings.

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

TO: CESAR ODALIS PENA RAMIREZ

CARMEN RIVERA SOCORRO,

CESAR ODALIS PENA RAMIREZ,

SEF-MECarleton@mdklegal.

PURSUANT TO CHAPTER 45	STE. 2000, KISSIMMEE, FL 34741, TELE-	By: /s/ Marlon Hyatt, Esq.		COUNTY, FLORIDA: AND ALL SUB-
NOTICE IS HEREBY GIVEN Pursu-	PHONE 407-343-3500 WITHIN 2 WORK-	Marlon Hyatt, Esg.		SEQUENT AMENDMENTS THERETO.
ant to a Final Judgment of Foreclosure	ING DAYS OF YOUR RECEIPT OF THIS	3 / 1		Property Address: 4707 Wallingford
dated January 5, 2025, and entered in Case No. 2024 CA 002224 MF of the Cir-	NOTICE; IF YOU ARE HEARING OR	FBN: 72009		Court, New Port Richey, FL 34655
cuit Court of the Ninth Judicial Circuit in	VOICE IMPAIRED, CALL 1-800-955-8771.	If you are a person with a disability who needs	PASCO COUNTY	Any person claiming an interest in the
and for Osceola County, Florida in which	Dated January 9th, 2025	any accommodation in order to participate	FAJUU GUUNTT	surplus from the sale, if any, other than
Wilmington Savings Fund Society, FSB,	/s/ Russell E. Klemm, Esquire	in this proceeding, you are entitled, at		the property owner as of the date of the
not in its Individual Capacity but solely in	RUSSELL E. KLEMM, ESQUIRE	no cost to you, to the provision of certain		Lis Pendens must file a claim before the
its Capacity as owner Trustee of Basin	CLAYTON & MCCULLOH, P.A.	assistance. Please contact ADA Coordinator	IN THE CIRCUIT COURT FOR	clerk reports the surplus as unclaimed.
Residential Loan Trust, is the Plaintiff and	1065 Maitland Center Commons Blvd.	Osceola County, Court Administration at (407) 742-2417, fax 407-835-5079 or at	PASCO COUNTY, FLORIDA	If you are a person with a disability who
2556 Bear Creek LLC, a Florida Limited	Maitland, Florida 32751	ctadmd2@ocnjcc.org, Osceola County	PROBATE DIVISION	needs any accommodation in order to par-
Liability Company, Indian Creek Phase I	1/17-1/24/25LG 2T	Courthouse, 2 Courthouse Square, Suite	File No. 2024CP001866CPAXWS	ticipate in this proceeding, you are entitled
Homeowners Association, Inc., are de- fendants, the Osceola County Clerk of		6300, Kissimmee, FL 34741 at least 7 days		at no cost to you, to the provision of cer- tain assistance. Please contact either the
the Circuit Court will sell to the highest	IN THE CIRCUIT COURT OF THE	before your scheduled court appearance, or	IN RE: ESTATE OF	Pasco County Customer Service Center
and best bidder for cash at 3 Courthouse	NINTH CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA	immediately upon receiving this notification if	ROBERT JOHN WALSH-LARSEN	8731 Citizens Drive, New Port Richey, FL
Square, Room 204 (2nd floor,) Kissim-	PROBATE DIVISION	the time before the scheduled appearance is	Deceased.	34654, (727) 847-2411 (V) or the Pasco
mee, FL 34741, Osceola County, Florida		less than 7 days; if you are hearing or voice	NOTICE TO CREDITORS	County Risk Management Office, 7536
at 11:00AM on February 19, 2025 the fol-	File No. 2024-CP-0578	impaired, call 711.	The administration of the estate of ROB-	State Street, New Port Richey, FL 34654
lowing described property as set forth in	IN RE: ESTATE OF	11080-1007172	ERT JOHN WALSH-LARSEN, deceased,	(727) 847-8028 (V) at least 7 days before
said Final Judgment of Foreclosure:	ADELAIDA SANABRIA		whose date of death was September 16,	your scheduled court appearance, or im-
LOT 171, INDIAN CREEK PHASE 1,	Deceased.		2024, is pending in the Circuit Court for	mediately upon receiving this notification it the time before the scheduled appearance
AS PER PLAT THEREOF, RECORD-			Pasco County, Florida, Probate Division,	is less than 7 days; if you are hearing of
ED IN PLAT BOOK 10, PAGES 167 AND 168, OF THE PUBLIC RECORDS	NOTICE TO CREDITORS	IN THE CIRCUIT COURT OF THE NINTH	the address of which is 38053 Live Oak	voice impaired, call 711.
OF OSCEOLA COUNTY, FLORIDA.	If you have been served with a copy of	JUDICIAL CIRCUIT,	Avenue, Dade City, Florida 33523. The	Date: January 13, 2025
A/K/A 2556 BEAR CREEK CT KIS-	this notice and you have any claim or de-	IN AND FOR OSCEOLA COUNTY,	names and addresses of the personal rep-	
SIMMEE FL 34747	mand against the decedents' estate, even	FLORIDA	resentative and the personal representa- tive's attorney are set forth below.	ATLAS SOLOMON, LLP
Any person claiming an interest in the	if that claim is unmatured, contingent, or unliquidated, you must file your claim with	PNC Bank. National Association	All creditors of the decedent and other	Counsel for Plaintiff
surplus from the sale, if any, other than the	the court ON OR BEFORE THE LATER	,	persons having claims or demands against	/s/ Adam G. Schwartz Adam G. Schwartz, Esg.
property owner as of the date of the Lis	OF A DATE THAT IS 3 MONTHS AFTER	Plaintiff,	decedent's estate on whom a copy of this	Florida Bar No. 26978
Pendens must file a claim before the Clerk	THE FIRST PUBLICATION OF THIS	VS.	notice is served must file their claim with	Dorothy Ann A. Dlugolecki, Esg.
reports the surplus as unclaimed.	NOTICE OR 30 DAYS AFTER YOU RE- CEIVE A COPY OF THIS NOTICE.	Paula M. Suarez, et al.	this court WITHIN THE LATER OF THREE	Florida Bar No. 1022496
If you are a person with a disability who		,	MONTHS AFTER THE DATE OF THE	819 SW Federal Highway, Suite 301
needs any accommodation in order to par-	All other creditors of the decedent and	Defendants. Case No.: 2020 CA 000618 MF	FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF	Stuart, FL 34994
ticipate in this proceeding, you are entitled, at no cost to you, to the provision of certain	other persons who have claims or de- mands against the decedent's estate, in-	Division: 61	SERVICE OF A COPY OF THIS NOTICE	E-mail: adam@atlas-solomon.com
assistance. Please contact Court Adminis-	cluding unmatured, contingent, or unliqui-	Judge Christine E. Arendas	ON THEM.	
accidance. I lease contact court Adminis-	I sinda od, contrigont, of aniqui		I	(Continued on next page)
				(January 17, 2025/Dage 27
			LA GACETA/FRIDAY	r, January 17, 2025/Page 27

PASCO COUNTY

servicemailbox@atlas-solomon.com 1/17-1/24/25LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 23-CC-005184

CONCORD STATION COMMUNITY ASSOCIATION, INC., Plaintiff.

VS.

BAARON WALDROUPE AND KIMBERLY WALDROUPE, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on December 11, 2024, by the County Court of Pasco County, Florida, the property described as:

Lot 19, Block C, Concord Station Phase 2 Units A & B - Section 2, according to the map or plat thereof as recorded in Plat Book 67, Page 125 Public Records of Pasco County, Florida.

and more commonly known as 3646 Tuck-erton Drive, Land O' Lakes, FL 34638 will be sold at public sale by the Pasco County Clerk of Court, to the highest and best bidder, for cash, at 11:00 A.M., at www.pasco.realforeclose.com on February 4, 2025.

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

If you are a person with a disability who needs an accommodation in order to parneeds an accommodation in order to par-ticipate in this proceeding, you are en-titled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Govern-ment Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance. or immedischeduled court appearance, or immedi-ately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Ciara C. Willis Ciara C. Willis, Esquire Florida Bar No.: 125487 cwillis@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

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

NOTICE OF INTENTION TO REGISTER FICTITIOUS TRADE NAME

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:

MODUPE DAWN OGUNDELE Owner: M Dawn Ogundele 27021 Coral Springs Drive Wesley Chapel, FL 33544 1/17/25LG 1T

> IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No.: 24-CP-001834 WS

> > Division: 44-D

IN RE: ESTATE OF TONI T. VINEYARD Deceased.

NOTICE TO CREDITORS

The administration of the estate of TONI T. VINEYARD, deceased, whose date of death was September 5, 2024, is pending in the Circuit Court for Pasco County, Flor-In the Circuit Court for Pasco County, Flor ida, Probate Division, the address of which is West Pasco Judicial Center, 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other An cleanors 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 OF 20 DAYS ATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. LEGAL ADVERTISEMENT

1/17-1/24/25I G 2T

PASCO COUNTY

E-Mail: catherine@basslawgroup.com

IN THE CIRCUIT COURT FOR

PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024CP002013CPAXES

NOTICE TO CREDITORS

The administration of the estate of PAUL EUGENE HEFFELFINGER, deceased,

whose date of death was October 9, 2024; File Number 2024CP002013CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the ad-dress of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and ad-dresses of the personal representative and

dresses of the personal representative and the personal representative's attorney are

All creditors of the decedent and other

persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file

their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS

NOTICE OR 30 DAYS AFTER THE DATE

OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE

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

Personal Representative: RUBY CHARLENE HEFFELFINGER

Personal Representative's Attorneys

Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com

Anthony F. Diecidue, Esq. - FBN: 146528

Whitney C. Miranda, Esq. - FBN: 65928 WCM@GendersAlvarez.com

GENDERS♦ALVAREZ♦DIECIDUE, P.A. 2307 West Cleveland Street

Eservice for all attorneys listed above:

GADeservice@GendersAlvarez.com

NOTICE OF ACTION

Pasco County

Nicole K. Bramble King, C.N.A.

7118 Lake Magnolia Drive

New Port Richey, FL 34653

The Department of Health has filed an Ad-

ministrative Complaint against you, a copy

of which may be obtained by contacting, Jonathan Grout, Assistant General Coun-sel, Prosecution Services Unit, 4052 Bald

Cypress Way, Bin #C65, Tallahassee Flor-ida 32399-3265, (850) 558-9849.

If no contact has been made by you con-cerning 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

In accordance with the Americans with Dis-

abilities Act, persons needing a special ac-commodation to participate in this proceed-

ing 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.

BEFORE THE BOARD OF NURSING IN RE: The license to practice Nursing

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

40103 Pretty Red Bird Road Zephyrhills, FL 33540

AFD@GendersAlvarez.com

Tampa, FL 33609 Phone: (813) 254-4744 Fax: (813) 254-5222

CASE NO.: 2023-13180

LICENSE NO.: CNA318012

Assistance

proceeding.

CODE WILL BE FOREVER BARRED.

LICATION OF THIS NOTICE.

is January 17, 2025.

All other creditors of the decedent and

PAUL EUGENE HEFFELFINGER

IN RE: ESTATE OF

Deceased

set forth below.

E-Mail: elaine@basslawgroup.com

9385 North 56th Street, Suite 311 Temple Terrace, Florida 33617 Telephone: (813) 988-4040

LEGAL ADVERTISEMENT

PASCO COUNTY

Hearing on or about January 03, 2025, where this Court verbally entered judg-ment in favor of Plaintiff, and subsequently electronically uploaded the Uniform Final Judgment to the case docket for 24-CC-003370 on about January 03, 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 PASCO County, Florida described as:

Lot 7, Block 9A, Watergrass Parcel B-1, B-2, B-3 and B-4, according to the plat recorded in Plat Book 61, Pages 94 through 118, as recorded in the Public Records of Pasco County, Florida.

and commonly known as: 32250 Garden Alcove Lp, Wesley Chapel, FL 33545.0; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the PASCO County public auction website at www. pasco.realforeclose.com, on February 10, 2025 at 11:00 AM.

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 of the back days after the sale.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are enparticipate in this proceeding, you are en-titled, at no cost to you, to the provision of certain assistance. Please contact public information dept., Pasco County govern-ment center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (v) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (v) for proceedings in Dade City, at least 7 days before your scheduled court event, or immediately upon receiving this notification if the time before the scheduled event is less than 7 days; if you are hearing or voice impaired, call 711. call 711

Dated this January 10, 2025

/s/ J. Clarke Brannon

Nathan A. Frazier, Esq., for the firm

J. Clarke Brannon, Esq., for the firm *Attorney for Plaintiff*

Frazier & Bowles, Attorneys at Law 45364.185

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

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

CASE NO.: 24-CC-003350 WATERGRASS PROPERTY OWNERS ASSOCIATION, INC.,

Plaintiff. VS.

CHRISTOPHER TERRELL JONES, AN UNMARRIED MAN AND MELISSA KAY DAVIS, AN UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure entered in 24-CC-003350, that resulted from the Final Hearing on or about January 03, 2025 where this Court verbally entered judg ment in favor of Plaintiff, and subsequently electronically uploade, and subsequently electronically uploade the Uniform Final Judgment to the case docket for 24-CC-003350 on about January 03, 2025 Order-ing 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 PASCO County, Florida described as:

Lot 27, Block 50 of WATERGASS PARCEL E-1, according to the Plat thereof as recorded in Plat Book 80, Page(s) 12, of the Public Records of Pasco County, Florida.

and commonly known as: 7149 Bradbury and commonly known as: 7149 Bradbury Cir, Wesley Chapel, FL 33545.0; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the PASCO County public auction website at <u>www.pasco.</u> <u>realforeclose.com</u>, on February 10, 2025 at 11:00 AM. at 11:00 AM.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are en-titled, at no cost to you, to the provision of certain assistance. Please contact public certain assistance. Please contact public information dept., Pasco County govern-ment center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (v) for proceedings in New Port Richey; (352) 521-4274, ext. 8110 (v) for proceedings in Dade City, at least 7 days before your scheduled court event, or immediately upon receiving this notification if the time before the scheduled event is less than 7 LEGAL ADVERTISEMENT

PASCO COUNTY

JORGE H. ARROYAVE; et al., Defendants. Case No: 2024-CA-000508-

LEGAL ADVERTISEMENT

PASCO COUNTY

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated January 6, 2025, and entered in Case No. 2024-CA-000508-ES of the Circuit Court of the Sixth Judicial Circuit in Court of the Sixth Judicial Circuit in and for Pasco County, Florida wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-3, is the Plaintiff and JORGE H. ARROYAVE; PAULA A. ARAQUE; CADLEROCK JOINT VENTURE, LP and ASHLEY PINES HOMEOWNERS ASSOCIATION, INC., are Defendants, Nikki Alvarez-Sowles, Esq., the Pasco County Clerk of Courts, will sell to the binbest and best bidder for will sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on May 6, 2025 the following described property set forth in said Final Judgment, to wit: LOT 6, BLOCK 7, ASHLEY PINES,

LOT 6, BLOCK 7, ASHLEY PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 88 THROUGH 96, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Commonly known as: 30902 Temple

Stand Ave., Wesley Chapel, FL 33543 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 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

If the safe is set aside, the Purchaser may be entitled to only a return of the safe deposit less any applicable fees and costs and shall have no other recourse against the Mortgager, the Mortgagee or the Mortgagee's attorney. DATED January 9, 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) of certain assistance. Within two (2) working days of your receipt of this notice, please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. accommodate for this service. Persons with disabilities needing transportation to court should contact their local public regarding disabled transportation services. 11080-1007182

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

CASE NO .: 2024CA002983CAAXWS

DENISE J. TYNER.

Plaintiff,

VS. DEBORAH HENDRICK,

Defendant(s).

NOTICE OF ACTION

TO: Deborah Hendrick

9415 Indale Drive New Port Richey, FL 34654

YOU ARE HEREBY NOTIFIED of the institution of the action by Plaintiff, DENISE J. TYNER, against you seeking to partition the following described property in Pasco County, Florida:

he following described property in Pasc County, Florida: A PORTION OF TRACT 271, GOLD-EN ACRES UNIT NINE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK & PAGE 125 AND 126 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; BEING FUR-THER DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF TRACT 271 OF SAID GOLDEN ACRES UNIT NINE FOR A POINT OF BEGINNING; THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID TRACT 271, NORTH 0°03'30" WEST, A DISTANCE OF 230.28 FEET; THENCE NORTH 83°34'12" EAST, A DISTANCE OF 370.82 FEET; THENCE SOUTH 12°23'01" EAST, A DISTANCE OF 36.63 FEET; THENCE SOUTH 12°23'01" EAST, A DISTANCE OF 25.57 FEET; THENCE 227.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 375.41 FEET AND A CHORD OF 223.59 FEET, WHICH BEAPS SOUTH 46°29217 WEST. CHORD OF 223.59 FEET, WHICH BEARS SOUTH 46°29'45" WEST; THENCE SOUTH 29°10'14" WEST, A THENCE SOUTH 29°10'14" WEST, A DISTANCE OF 29.54 FEET; THENCE 67.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45 FEET AND A CHORD OF 61.08 FEET WHICH BEARS SOUTH 42°49'54" WEST; THENCE SOUTH 42°49'54" WEST; A DISTANCE OF 135.19 FEET TO THE POINT OF BEGINNING; THE WEST-ERLY 10 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR DRAINAGE AND/OR UTILITIES. has been filed against you and you are has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ROLAND D. WALLER, ESQ., 5332 Main Street, New Port Richey, Florida 34652, on or before 02/10/25 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately there-after; otherwise, a default will be entered against you for the relief demanded in the Complaint.

PROBATE DIVISION

File Number 2024-CP-1942-WS IN RE. ESTATE OF

MARY S. BLACKWELL a/k/a MARY FRANCES BLACKWELL, Deceased

NOTICE TO CREDITORS

The administration of the estate of MARY S. BLACKWELL, deceased, whose date of death was November 14, 2024, is pending in the circuit court for Pasco County, Florida, Probate Division, the ad-dress of which is 7530 Little Road, New Port Richey, Florida 34654. The names and addresses of the personal represen-tative and the personal representative's attorney are set forth below.

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 ap-ply, unless a written demand is made by a creditor as specified under s. 732.3311.

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

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

LINDA B. MILLER 6116 Main Street New Port Richey, FL 34653

Attorney for Personal Representative: Matthew D. Ellrod 6642 Rowan Road

New Port Richey, FL 34653 (727) 843-0566

Fla. Bar No. 377937 email: mattellrod@verizon.net

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

IN THE CIRCUIT COURT OF THE SIXTH IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA. CASE NO. 2023-CA-000686-CAAXWS BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, DI AINTIEE PLAINTIFF

THE UNKNOWN HEIRS BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF ARLINE A. MONACO (DECEASED), ET DEFENDANT(S).

NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 22, 2024 in the above action, the Pasco County Clerk of Court will sell to the highest bidder for cash at Pasco, Florida, on March 3, 2025, at 11:00 AM, at www. pasco.realforeclose.com for the following

described property: LOT 25, HILLANDALE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 108 AND 109, OF THE PUBLIC CORDS OF PASCO COUNTY FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. Tromberg, Morris & Partners, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard

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/ David Alan Kasan DAVID ALAN KASAN 12416 Ola Avenue Tampa, Florida 33612

Attorney for Personal Representative: /s/ Sheron Alves Bass Sheron Alves Bass, Esquire Florida Bar Number: 752185 Bass Law Group

NOTICE OF SUSPENSION PASCO COUNTY To: ANTONIO T. RODRIGUEZ

Case No.: CD202411228/D 3324903

A Notice of Suspension to suspend your license and eligibility for licensure has Icense 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 last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law

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

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

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24-CC-003370 WATERGRASS PROPERTY OWNERS

ASSOCIATION, INC., Plaintiff. VS.

DOROTHY M. LATIMER, Defendant(s).

NOTICE OF SALE

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

days; if you are hearing or voice impaired, call 711. before the scheduled event is less than 7 Dated this January 8, 2025 /s/ J. Clarke Brannon Nathan A. Frazier, Esq., for the firm J. Clarke Brannon, Esq., for the firm Attorney for Plaintiff Frazier & Bowles, Attorneys at Law 45364.217 1/17-1/24/25LG 2T NOTICE OF SUSPENSION PASCO COUNTY To: ALYSSA R. WALTERS Case No.: CD202410214/D 3310964 A Notice of Suspension 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, Posi Office Box 5708, Tallahassee, Florida Post 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.

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

Plaintiff.

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

Suite 600 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: Kyle Melanson, Esq. FBN 1017909 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Department at 727-847-8110 in New Port Richey or 352-521-4274, extension 8110 in Dade City or at Pasco County Government Center, 7530 Little Road, New Port Richey, FL 34654 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services. 11080-1007102 IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA IN AND FOR PASCO COUNT Y, FLORIDA FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-3,

SIGNED AND THE SEAL OF THIS COURT **IMPRESSED ON 01/07/2025**

NIKKI ALVAREZ-SOWLES, ESQ. CLERK OF THE CIRCUIT COURT

By: /s/ Kaylen McCutcheon

(Continued on next page)

Page 28/LA GACETA/Friday, January 17, 2025

PASCO COUNTY

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

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-000014

IN RE: ESTATE OF PAULA MARIE CIAMPOLILLO A/K/A PAULA SHORTT CIAMPOLILLO Deceased.

NOTICE TO CREDITORS

The administration of the estate of Paula Marie Ciampolillo a/k/a Paula Shortt Ciampolilo, 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.

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 notice is required to be served must life 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 PUBLI-CATION OF THE NOTICE CATION OF THIS NOTICE

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

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

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

Personal Representative:

/s/ Stephanie Ciampolillo 422 Shannon Street

Schenectady, New York 12306 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

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

PINELLAS COUNTY

IN THE CIRCUIT COURT OF THE **6TH JUDICIAL CIRCUIT, IN AND FOR** PINELLAS COUNTY, FLORIDA Case No.: 23-009-422-FD

MONIQUE BEVINE BROWN, Petitioner, and

RODERICK JUNIOR LAWES, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO: RODERICK JUNIOR LAWES Last known address: 144-35 223rd St, 2nd Fl, Laurelton, NY 11413

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 MONIQUE BEVINE BROWN, whose address is 2036 Alpine Road Apt 66, Clearwater, FL 33755 on or before 28 davs after first publication, and file the original with the clerk of this Court at 315 Court Street, 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 re-lief demanded in the petition.

LEGAL ADVERTISEMENT

LEGAL ADVERTISEMENT

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

File No. 24-010308-ES

Division Probate

NOTICE TO CREDITORS

The administration of the estate of Rich-

and Joseph Sanislo, deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the ad-dress of whose San State Room

106. Clearwater, Florida 33756. The

names and addresses of the personal rep-resentative and the personal representa-

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

This holice is required to be served mids file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and

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

ALL CLAIMS NOT FILED WITHIN THE

TIME PERIODS SET FORTH IN FLORI-DA STATUTES SECTION 733.702 WILL

NOTWITHSTANDING THE TIME PERI-

ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

The date of first publication of this notice

LICATION OF THIS NOTICE.

BE FOREVER BARRED.

DEATH IS BARRED.

is January 17, 2025.

Personal Representative:

/s/ Leighton J. Hvde

14016 Spector Road Lithia, Florida 33547

DENNIS BOGGS

DAWN BOGGS

SARAH BOGGS

ALONSO VILLALOBOS

TO: ALONSO VILLALOBOS

Address Unknown

Respondent,

Respondent

Petitioner.

Petitioner,

and

Leighton J. Hyde Email Addresses:

/s/ Ingeborg Sanislo Ingeborg Sanislo 112 Schley Street Garfield, New Jersey 07026

Ihyde@hydelawoffice.com, leightonjhyde@gmail.com Florida Bar No. 106018

Telephone: (813) 870-9555

Attorney for Personal Representative:

The Law Office of Leighton J. Hyde, P.A.

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

FAMILY LAW DIVISION

Case No.: 24-007900-FD

NOTICE OF ACTION FOR EMERGENCY VERIFIED EX-PARTE PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY

YOU ARE NOTIFIED that an action

for an Emergency Verified Ex-Parte Peti-tion for Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defores if your to it you have a loss the A

written defenses, if any, to it on Joshua A. Law, Esq., counsel for Petitioners, DEN-NIS 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

400, Clearwater, FL 35756 before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief de-manded in the petition. This notice will be published by La Gaceta Newspaper.

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

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

tive's attorney are set forth below.

IN RE: ESTATE OF

Deceased

RICHARD JOSEPH SANISLO

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

PINELLAS COUNTY IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION File No. 24-012003 IN RE: ESTATE OF RONALD JAMES WOLF

Deceased.

NOTICE TO CREDITORS

The administration of the estate of RON-ALD JAMES WOLF, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the ad-dress 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.

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: CHARLES WOLF 1576 Amberlea Drive North

Dunedin, Florida 34698

Attorney for Personal Representative: Jack F. White III

Attorney Florida Bar Number: 0985864

Svlvia Noel White P.A.

Sylvia Noel White P.A. 1108 S. Highland Avenue Clearwater, Florida 33756 Telephone: (727) 735-03645 Fax: (727) 735-9375 E-Mail: jack@clearwaterprobateattorney.com

Secondary E-Mail:

melissa@clearwaterprobateattorney.com 1/17-1/24/25LG 2T

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA **CIVIL DIVISION** CASE NO. 24-004748-CI

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND Plaintiff.

VS

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, Defendants/

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST JAMES P. CARROLL, DECEASED WHO ARE NOT KNOWN 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

YOU ARE HEREBY NOTIFIED of an action to foreclose a mortgage on the following described property, to-wit: Unit 8443, Condominium Units of Cha-

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

LEGAL ADVERTISEMENT

PINELLAS COUNTY

CASE NO.: 2023-32497 LICENSE NO.: PTA30016

The Department of Health has filed a First Amended Administrative Complaint First Amended Administrative Complaint against you, a copy of which may be ob-tained by contacting, Collie Nolen, Esq., Department of Health, Prosecution Ser-vices 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 present-ed 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 COUNTY COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR **PINELLAS COUNTY, FLORIDA** Case No.: 24-006788-CO

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.

NOTICE OF SALE

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, *Florida Stat*utes the undersigned Clerk will offer for

sale the following described real property: Lot 29, Beckett Way Townhomes, ac-cording 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 Foreclos-ure 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 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

/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

1/17-1/24/25 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA Case No.: 24-7274-FD

BARBARA BOONE

Petitioner. and

SHERRYLE WILSON, Respondent.

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) TO' SHERRYLE WILSON Last known address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to 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 orig-inal with the clerk of this Court at 315 Court St., Room 170, Clearwater, FL 33756 be-fore service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the re-lief demanded in the petition.

LEGAL ADVERTISEMENT PINELLAS COUNTY

CIVIL DIVISION Case No.: 22-002059-CI Section 11

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 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 Defendente Defendants.

NOTICE OF SALE

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

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 fur-ther described in that certain Declara-tion 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 appurtent thereto,

at public sale, to the highest and best bidder, for cash, in an online sale at <u>www.</u> <u>pinellas.realforeclose.com</u>, beginning at 10:00 a.m. on March 12, 2025.

10:00 a.m. on March 12, 2025. ANY PERSON CLAIMING AN INTER-EST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 16 021(10) EL OPIDA STATUTES 45.031(1)(a), FLORIDA STATUTES.

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

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi-sion 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 immedi-ately upon receiving this potification if the ately upon receiving this notification if the time before the scheduled appearance is less than seven days.

DATED this 14th day of January, 2025. VICTOR H. VESCHIO, Esquire For the Court

Bv: /s/ Victor H. Veschio Gibbons | Neuman

3321 Henderson Blvd, Tampa, FL 33609 1/17-1/24/25LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 24-009190-ES

IN RE: ESTATE OF LJUBAN KASIKOVIC Deceased.

NOTICE TO CREDITORS

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 represen-tative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216a vritten demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Dated 12/13/2024

Ken Burke Clerk of the Circuit Court and Comptroller 315 Court Street, Clearwater Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk

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

teaux De Bardmoor No. 3 Condomini-um, 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 Rec-ords of Pinellas County, Florida,

more commonly known as 8443 Brentwood Rd Seminole, FL 33777

This action has been filed against you. 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 publica-tion and file the original with the Clerk of the Circuit Court either before service on Plaintiff's attorney or immediately there-Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Complaint.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pinellas County, 315 Court Street, Clearwater, Florida 33756, County Phone: (727) 464-7000 via Florida Relay Service".

WITNESS my hand and seal of this Court on the 14th day of January, 2025.

Ken Burke Clerk of the Circuit Court and Comptroller Pinellas County, Florida

By: /s/ Thomas Smith Deputy Clerk

832775.103790/JC

Dated 1/14/2025

request.

Ken Burke Clerk of the Circuit Court and Comptroller By: Thomas Smith Deputy Clerk

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

NOTICE OF ACTION Pinellas 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

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

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

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

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

Dated 1/14/2025

Ken Burke

erk of the Circuit Court and Comptroller 315 Court Street, Clearwater, Pinellas County, FL 33756-5165 By: /s/ Thomas Smith Deputy Clerk

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

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

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

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

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

Personal Representative: Aleksandra Kasikovic 304 17th Ave N St Petersburg, Florida 33704

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

(Continued on next page)

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 ad-dress of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal represen-tative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Prop-erty Rights at Death Act as described in ss. 732-216-732-228, applies, or may ap-ply, unless a written demand is made by a creditor as specified under s.732.2211, Florida Statutes 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 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

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 Piolida Bar Number: 30091 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 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 under area of 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 com-mon household items. Property is being sold under Florida Statute 83.806. The names of whose units

will be so	nd are as follows:	
10314-1	10340 US Hwy 19 Port Richey	FL 34668
2249	JULIE COATS	\$1,373.24
1427-29	ZACHARY HAMILTON	\$1,493.00
2211	BRENDA 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

	PINELLAS COUN	TY	
C204	SEBASTIAN STRONG	\$1,206.00	
C026	SEBASTIAN STRONG BRANDI THOMAS	\$1,201.50	
D037	JESUS GARCIA	\$3,172.30	
C312	JESUS GARCIA NATHALIA QUINTEROS	\$1,599.00	
B011			
C003	BRANDY FERGUSON	\$1,112.60	
C006	SHAKENYA SWAIN	\$1,944.84	
C216	JESUS GARCIA BRANDY FERGUSON SHAKENYA SWAIN LATASHA SAVAGE	\$1,572.95	
975	2nd AVe S Saint Peterspurd	FI 33705	
4023	ANGELA BROWN VICTORIA FILSON LYNNE MAYES IVAN BELLAMY JR THERESA FERRERO THERESA FERRERO RAHIM JONES	\$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	
62	49 Seminole Blvd Seminole F	L 33772	
308	JOHN SHWARK	\$1,459.40	
251 214	DANILLA COLIVN	\$944.90	
	JOHN SHWARK DANILLA COLIVN JACOB TOMLINSON	\$1,022.60	
520	U Park St N Saint Petersburg	FL 33709	
075	DONNA MANNING DONNA MANNING ROBIN GRANT ROBERT WALLERS	\$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	JOSNAILLY 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	JOSNAILLY ECHEVARRIA MICHAEL ROJAS DAVID MEYERS ANGELA MANN VERONICA SEIBEL JADELYNN YOUNG GREGORY WILLIAMS 1/17.1	\$404.00	
	1/17-1	/24/25LG 2T	
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PINELLAS COUNTY, FLORIDA			
CA	SE NO. 522024CA002942	2XXCICI	
UNITE Plainti	ED COMMUNITY BANK,		
ν.			

LEGAL ADVERTISEMENT

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 accor-Ance 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 Vorthogica, Loglio Vorthogica, and Way Verhoeven; Leslie Verhoeven; and Wav-erly Towers Association, Inc. are the De-fendants. The Clerk of Court will sell to the highest and best bidder for cash at <u>www.</u> pinellas.realforeclose.com, on the Clerk's website for online auctions at **10:00 AM**, on **February 13, 2025**, the following de-scribed property as set forth in said Order of Linal Underscribed by the 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 with an unoivided interest in the common elements appurtenant thereto, according to the Declara-tion 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 par-ticipate 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

LEGAL ADVERTISEMENT

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 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: James A. Cesca 633 Picket 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,

NEW STEP STAY LLC; et al., Defendants. Case No: 23-009202-CI NOTICE OF FORECLOSURE SALE 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

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 PUNETLAS, COLINTY 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 no later 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 antitled to only a return of the sale

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 Holida Bal No. 36056 Lender Legal PLLC 1800 Pembrook Drive, Suite 250 Orlando, FL 32810 Tel: (407) 730-4644 Attorney for Plaintiff Service Emails: hkittorneg@loadcriganl.com 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

LEGAL ADVERTISEMENT

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

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

All creditors of the Decedent and other persons, 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 unliq-uidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERI-FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this no-tice is 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@lakelawfirmpa.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 represen-tative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file and cannot accommodate Persons with disabilitie sportation to court should their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME local public transportation or information regarding sportation services. OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM. CIRCUIT COURT FOR All other creditors of the decedent and S COUNTY, FLORIDA 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-OBATE DIVISION JMBER 24-012158-ES LICATION OF THIS NOTICE NTA SCHRAMM, ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. OF ADMINISTRATION stration of the Estate of HIL-NOTWITHSTANDING THE TIME PER-A SCHRAMM, Deceased, 24-012158-ES, is pending Court for Pinellas County, FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF ate Division, the address of k of the Circuit Court, Pro-anship, and Trust, 545 1st DEATH IS BARRED. The date of first publication of this notice Petersburg, FL 33701. The te. The names and addressis January 10, 2025. Personal Representative: DONNA RENE INGERSON onal representative and the esentative's attorney are set 3971 44th Avenue North St. Petersburg, FL 33714 d persons on whom a copy of Administration is served Personal Representative's Attorneys: Derek B. Alvarez, Esq. - FBN: 114278 DBA@GendersAlvarez.com objections that challenge the will, the qualifications of the Anthony F. Diecidue, Esq. - FBN: 146528 AFD@GendersAlvarez.com esentative, venue, or juris-Court, by filing a petition or g requesting relief with this ordance with the Florida Pro-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 PAT-RICIA L. VENTURA, deceased, whose date of death was March 31, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the ad-dress of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal represen-tative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 cedent of the decedent s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by creditor as specified under s. 732.2211, Florida Statutes.

All other creditors of the decedent and All other creations 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 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 730 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

IN THE CIRCUIT COURT FOR

PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 24-011146-ES

NOTICE TO CREDITORS

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 ad-dress of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representa-tive and the personal representative's at-torney 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

IN RE: ESTATE OF

Deceased.

STEVEN EDWARD KUEBLER

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

6118 US Hwy 19 New Port Richey FL 34652				
LISA CABELLA	\$690.00			
EMILY KYLE	\$769.15			
US Hwy 19 New Port Ricl	ney FL 34652			
MICHAEL MEHRING	\$1,212.70			
DAWN RAMBO	\$1,116.90			
VOCTORIA ATKINS	\$1,931.41			
MARKYRA ORTELLO	\$1,047.86			
DAVID FIGUEROA	\$1,859.86			
US Hwy 19 New Port Ricl	ney FL 34652			
MYRTIS BATES	\$1,441.92			
LENORA MILLER	\$892.80			
TEKEERY THOMPSON	\$1,092.75			
HOLLY BURGETTE	\$887.05			
MIKERA GAINEY	\$836.20			
50 US Hwy 19 Palm Harb	or FL 34684			
ANGELA JOHNSON	\$1,103.00			
BILL BAKER	\$1,061.60			
SOLOMON YOUNG	\$986.20			
SHAWN ONEAL	\$677.20			
17 US Hwy 19 N Clearwat	er FL 33765			
ILLIAM ACHNITZ	\$749.25			
EANNE FISHERKELLER	\$683.60			
13564 66th St N Largo Fl	_ 33771			
MATTHEW ROMANSKI	\$658.15			
IAN LENNON	\$739.00			
240 Walsingham Rd Large	o FL 33774			
STEVEN DEAN	\$1,359.75			
TRACEY COLLINS	\$1,103.00			
THOMAS MARRELL	\$1,344.18			
12420 Starkey Rd Largo F	L 33773			
CHARRIDA SMALLEY	\$713.00			
4015 Park Blvd Pinellas Park FL 33781				
SHAQUANA TUCKER	\$1,110.40			
	LISA ČABELLA EMILY KYLE US Hwy 19 New Port Ricl MICHAEL MEHRING DAWN RAMBO VOCTORIA ATKINS MARKYRA ORTELLO DAVID FIGUEROA US Hwy 19 New Port Ricl MYRTIS BATES LENORA MILLER TEKEERY THOMPSON HOLLY BURGETTE MIKERA GAINEY 50 US Hwy 19 Palm Harbu ANGELA JOHNSON BILL BAKER SOLOMON YOUNG SHAWN ONEAL 17 US Hwy 19 N Clearwat ILLIAM ACHNITZ ANNE FISHERKELLER 13564 66th St N Largo FI MATTHEW ROMANSKI IAN LENNON 240 Walsingham Rd Largy STEVEN DEAN TRACEY COLLINS THOMAS MARRELL 12420 Starkey Rd Largo FI CHARRIDA SMALLEY			

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	Office, please control Office, 400 S. Ft. H. Clearwater, FL 33 (V/TDD). The cou- transportation and for this service. Pe needing transporta contact their local providers for in disabled transportal 11080-1007050
PROBATE DIVISION File Number: 24-008571-ES Division: Probate IN RE: ESTATE OF ROBERT P. CESCA	IN THE CIRCU PINELLAS CO PROBAT FILE NUMBE
Deceased. NOTICE TO CREDITORS The administration of the estate of Rob- ert P. Cesca, deceased, whose date of	IN RE: ESTATE OF HILTRUD SENTA S Deceased.
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 person- al representative's attorney are set forth below.	NOTICE OF A The administration TRUD SENTA SC File Number 24-01 in the Circuit Cour Florida, Probate Di which is Clerk of t bate, Guardianship
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.	Ave N, Saint Peter Estate is testate. Th es of the personal forth below. All interested personal of the Notice of Ac must file any objecti validity of the will, th personal represent
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the de-	diction of this Court other pleading requ Court, in accordanc
y, January 17, 2025	

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

THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

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

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

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

NOTWITHSTANDING THE TIME 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 10, 2025.

Personal Representative: /s/ Joseph D Kuebler 2568 Clover S Rochester, NY 14618 Attorney for Personal Representative:

(Continued on next page)

Page 30/LA GACETA/Frida

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

> 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 con-tacting, 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 con-cerning 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: Addroce

Denenciaries.	Audiess
SAMUEL W. ARTINO	929 Woodgate Drive Palm Harbor, FL 34685
NORMAN	8 League Street

OBERMEYER, JR. Norwalk, OH 44857 ALL INTERESTED PERSONS ARE NOTI-FIED 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 Ad-ministration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702. ALL CLAIMS AND DE-MANDS NOT SO FILED WILL BE FOR-EVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERI-OD, 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:

LEGAL ADVERTISEMENT

LEGAL ADVERTISEMENT

PINELLAS COUNTY

NOTWITHSTANDING THE TIME PERI-

ODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF

The date of first publication of this no-tice is January 10, 2025.

FOREVER BARRED

DEATH IS BARRED.

Personal Representative:

/s/ Sheila M. Lake Sheila M. Lake, Esq.

FBN: 1009133

IN RE: ESTATE OF

Decedent.

is intestate.

representative.

BRENDA KAY ZEIGLER

/s/ Uta Schramm Grove Uta Schramm Grove c/o Lake Law Firm, P.A.

475 Central Avenue, Suite 402 St. Petersburg, FL 33701

Lake Law Firm, P.A. 475 Central Avenue, Suite 402

St. Petersburg, FL 33701 Telephone: 727-592-1812 Fax: 727-683-9837

smlake@lakelawfirmpa.com

IN THE CIRCUIT COURT OF THE

SIXTH JUDICIAL CIRCUIT IN AND FOR

PINELLAS COUNTY, FLORIDA

PROBATE DIVISION

Case No.: 24-010089-ES

NOTICE OF ADMINISTRATION

(Intestate)

Brenda Kay Zeigler, deceased, is pend-ing in the Circuit Court for Pinellas County,

Florida, Probate Division, the address of which is 545 First Avenue North, St. Pe-tersburg, Florida 33701. The file number for the estate is 24-010089-ES. The estate

The names and addresses of the per-

sonal representative's attorney are set forth. The fiduciary lawyer-client privilege in section 90.5021, Florida Statutes, applies with re-

spect to the personal representative and any attorney employed by the personal

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 Admin-istration 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 representa-tive regarding the time period within which

tive regarding the time period within which an objection must be filed. The time period may not be extended for any other reason,

including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other

person. Unless sconer barred by section 733.212(3), Florida Statutes, all objections to the validity of the will, venue or the juris-

diction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representa-

tive 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 ex-empt property unless a petition for determi-

nation 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

The administration of the estate of

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

Attorney for Personal Representative:

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 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 All creations of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM NOTICE ON THEM.

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

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

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

The date of 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, 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

5631 12th Avenue North St. Petersburg, FL 33710

Attorney for Personal Repre

LEGAL ADVERTISEMENT

PINELLAS COUNTY

Unit 33, Lake Rich Village, a cooperative, as described in Exhibit A (plot plan) of the Master Occupancy Agree-ment 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, Bequire, Plaintiff's attorney, whose ad-dress 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 there. on plaintiff's attorney or immediately there-after; 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

POLK COUNTY

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on the 5th of February 2025 at or after 8:00 AM. Units are said to contain common household items. The property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows

whose units			
24789 U	S Hwy 27 N. Lake Wales, F	L 33859	
G0732	Evans Neptune	\$600.00	
G0717	Larry Bynaker	\$543.40	
2525 U	IS Hwy 98 N. Lakeland, FL	33810	
2036	Sandra Lee-Warner	\$1896.74	
3182	Dwayne Huges	\$826.40	
0172	Tisha White	\$425.40	
3095	Charlie Ely	\$441.70	
2294	Kendall Fender	\$296.15	
0160	Veronica Robinson	\$872.85	
3173	Gary Harris	\$776.30	
1098	Jamie Loveland	\$265.30	
2002	Glennis Holmes	\$437.15	
2159	Michele Gregorio	\$1324.95	
0131	Laketa Stevenson	\$409.50	
1088	John Hampton	\$652.60	
	Florida Ave. Lakeland, FL		
	Abraham Charles	\$559.30	
0118	Jeremy Reddick	\$995.80	
3708	Michelle Gatica	\$306.50	
	t Brandon Blvd. Brandon,		
3029	Jaylon Strayhorn	\$362.54	
3041-43	Savalle Boston	\$466.71	
2039	Juliyah Bingham	\$308.51	
4322	Jennifer Schultz	\$998.37	
1081	Jennifer Pabon Jimenez	\$358.92	
1092	Marcus Bennett	\$560.60	
0229	Joseph Watkins	\$767.75	
3296	Melinda George	\$654.31	
0249	Randall Arvel	\$514.60	
3004	David Turner	\$843.99	
2258	Bianca Torres	\$281.01	
1101	Stefanie Johnston	\$354.30	
11915 US	Hwy 301 N Thonotosassa,	FL 33592	
822	Andrew Gaither	\$605.05	
580	6 N 56th St. Tampa, FL 336	510	
212	Isabella Gagnon	\$293.50	
202	Lotoya Gilbert	\$325.50	
305	Yves Elvariste	\$245.50	
4431	Alyshia Moore	\$1242.79	
4008	Ashley Thompson	\$621.46	
		24/25LG 2T	
	1/1/-1/2	24/20LG ZT	
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION			
C	ASE NO.: 24-CC-00791	1	
DUNSON HILLS HOMEOWNERS			

ASSOCIATION, INC., Plaintiff, vs.

HAROLD WILSON LIBREROS, Defendant.

NOTICE OF ACTION

LEGAL ADVERTISEMENT **POLK COUNTY**

week for two consecutive weeks in La

Gaceta newspaper. WITNESS my hand and the seal of this Court on this 19th day of December, 2024.

Stacy M. Butterfield, Clerk of Court By: s/ Asuncion Nieves Deputy Clerk Ciara C. Willis, Esq. BUSH ROSS, P.A. P.O. Box 3913 Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff

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

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.

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 or the County Court of the Tentin Judicial Circuit in and for Polk County, Florida, wherein BERKLEY RIDGE HOMEOWN-ERS 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 ord UNIVIOUND TENANT are Defand HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT, are Defend-ants, 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 spe-cial accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Ad-ministrative Office of the Court, Polk Coun-ty, 255 N. Broadway, Bartow, FL 33830, Telephone (863) 534-4000, via Florida Relay Service.

Dated January 14, 2025 /s/ Scott B. Tankel /s/ scott B. rankel 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 represen-tative's attorney are set forth below.

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

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

Personal Representative: /s/ Ronsha Brown

Ronsha Brown

/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, alka Darry Wayne Nesbitt de-ceased, 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 paragent paragentative and the paragent personal representative and the person-al 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

IN RE: ESTATE OF HILTRUD SENTA SCHRAMM, Deceased.

NOTICE TO CREDITORS

FILE NUMBER 24-012158-ES

The administration of the Estate of HIL-TRUD SENTA SCHRAMM, Deceased, whose date of death was January 30, 2024; is pending in the Circuit Court for Pinellas Courty, Florida, Probate Divi-sion; Reference Number 24-012158-ES; the address of which is Clerk of the Circuit Court Deated Coverdication and Trutt 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 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 NOTICE ON THEM.

All other creditors of the Decedent and other persons who have claims or de-mands against the Decedent's Estate, including unmatured, contingent or unliq-uidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE

ntative: /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: <u>pleadings@feltonhowardlaw.com</u>

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

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 described below adverse to Plaintif's title.

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

Harold Wilson L 386 Cello Street Davenport, FL 33896

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

Lot 87, SEYBOLD ON DUNSON ROAD PHASE SIX, according to the Plat thereof as recorded in Plat Book 108, Page(s) 3 and 4, of the Public Records of Polk County, Florida.

and more commonly known as 386 Cello Street, Davenport, FL 33896.

A lawsuit has been filed against you and you are required to serve a copy of you written defenses, if any, on or before 30 days after the first publication of this No-tice of Action, on Ciara Willis, Esq., Plain-tiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before ser-vice on Plaintiff's attorney or immediately thereafter; otherwise a default will be en-tered against you for the relief demanded in the Complaint or petition.

Default Date: January 25, 2025

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding you are entitled, at no cost to you, to the provisions of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, FL 33830 or telephone (863) 534-4686 within two (2) days of your receipt of this Notice; if you are hearing impaired, call (863) 534-7777, dial 711.

This notice shall be published once each

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 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)

POLK COUNTY

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 24-CP-002950

IN RE' ESTATE OF RONALD L. JUNKIN, Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Ronald L. Junkin, deceased, whose date of death was December 22, 2020, is pend-ing in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 North Broadway Avenue, Bartow, Florida 33830. 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 NOTICE ON THEM.

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

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

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

The first date of publication is January 10, 2025

Personal Representative:

Jacob Junkin 7751 E. Wheatland Road

Vincennes, Indiana 47591

Attorney for Personal Representative: Brice Zoecklein, Esq.

Email Address:

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 THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION Case No.: 2024-CP-000914

IN RE: ESTATE OF LORRAINE ADAMS WALKER, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Lorraine Adams Walker, deceased, whose date of death was December 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property at the time of the de by the decedent or the decedent's surviving 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, applies, or may ap-ply, unless a written demand is made by or are the act and the state of the sta creditor as specified under s. 732.2211, Florida Statutes.

LEGAL ADVERTISEMENT

POLK COUNTY PROBATE DIVISION Case No.: 24-CP-004174

IN RE' ESTATE OF KAREN HELENE HOLMES. Deceased.

NOTICE TO CREDITORS

The administration of the estate of Karen Helene Holmes, deceased, whose date of death was June 26, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal represen-tative's attorney are set forth below.

That the personal representative or cu-rator 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 roperty Rights at Death Act as described 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 NOTICE ON THEM.

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

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

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

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

Personal Representative: Kevin G. Holmes

109 Woolrich Dr. Kenly, NC 27542

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

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2024-DR-007278

KENDRICK L. BARNES, Petitioner,

and ROCHELLE ASHLEY CHIN PALMER, Respondent

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

TO: ROCHELLE ASHLEY CHIN PALMER Address unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on KENDRICK L. BARNES, whose address is 601 S Harbour Island Blvd, Ste 109, Tampa, FL 33602 on or be-fore 1/27/25, and file the original with the clerk of this Court at 255 N Broadway Av-enue Bartow EL 33830 before service on enue, Bartow, FL 33830 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal proper-ty should be divided: Division of personal property as set forth in the fully executed marital settlement agreement

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.

LEGAL ADVERTISEMENT

POLK COUNTY

CHARLES G. PALMER Inter Vivos Trust dated 3/12/1993, Plaintiff.

VS

LEGACY REAL PROPERTIES ON THE WEST COAST LLC, a Florida limited liability company; NEWTEK SMALL BUSINESS FINANCE, LLC; ALL OR ANY UNKNOWN OCCUPANTS, Defendant(s)

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN, pursu-ant to the Final Judgment of Mortgage Foreclosure dated December 4, 2024 entered in Case No.: 24-CA-003552-NC of the Circuit Court in Sarasota County, Florida wherein, CHARLES G. PALMER, as Trustee of the CHARLES G. PALMER Inter Vivos Trust dated 3/12/1993, is the Plaintiff and LEGACY REAL PROPER-TIES ON THE WEST COAST LLC, a Florida limited liability company and NEW-TEK SMALL BUSINESS FINANCE, LLC are the defendants. I will sell to the high-est and best bidder for cash. Foreclosure auctions are conducted online, pursuant to F.S. 45.031(10). Sales may be sched-uled Monday through Friday, exclud-ing holidays, and begin at 9:00 A.M. on Wednesday the 19th of February 2025 in Sarasota County Foreclosure sales conducted via Internet: www.sarasota conducted via Internet: <u>www.sarasota.</u> realforeclose.com the following described property set forth in set Final Judgment:

UNIT 16, BUILDING C, SCP 2 CON-DOMINIUM, according to the Dec-laration of Condominium recorded in the Official Records as Instrument #2005246198, as amended, and as per plat thereof recorded in Condo-minium Book 38, Page 24, Public Records of Sarasota County, Florida.

aka: 787 Commerce Dr #16, Venice, Florida 34292

PIN.: 0398044048

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

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. The Sarasota County Clerk and Comptroller's Jury Of-fice is designated as the initial point of contact for ADA related matters.Sarasota Jury Office P.O. Box 3079, Sarasota, FL 34230-3079, Telephone: (941) 861-8000. If you are deaf, hard-of-hearing, or voice impaired, please call 711. Please contact the Sarasota Jury Office at least seven (7) days before your scheduled court appear-ance or jury service, or immediately upon receiving an official notification if the time before the scheduled appearance is less than seven (7) days.

DATED January 8, 2025

/s/ S. Thomas Abraham S. Thomas Abraham Esq Florida Bar No. 0670987

POLK COUNTY ABRAHAM & SWEENEY, PLLC

LEGAL ADVERTISEMENT

13014 N. Dale Mabry Hwy., Suite 805 Tampa, Florida 33618 (813) 250-2900 (954) 588-5570 email: abraham@abrahamsweeney.com

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

IN THE CIRCUIT COURT OF THE TWELETH JUDICIAL CIRCUIT IN AND FOR SARASOTA COUNTY, FLORIDA CARRINGTON MORTGAGE SERVICES.

LLC, Plaintiff,

vs. ANTONIO D'ARGENIO; et al., Defendants. Case No: 2024 CA 000903 NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant the Final Judgment of Foreclosure dated January 9, 2025, and entered in Case No. 2024 CA 000903 of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and ANTONIO D'ARGENIO; UNKNOWN SPOUSE OF ANTONIO D'ARGENIO; GRAZIA LUBRANO LAVADERA; UNKNOWN SPOUSE LAVADERA; UNKNOWN SPOUSE OF GRAZIA LUBRANO LAVADERA and STONEYBROOK AT VENICE COMMUNITY ASSOCIATION, INC., are Defendants, Karen E. Rushing, the Sarasota County Clerk of Courts, will sell to the highest and best bidder for cash at LUBRANO LAVADERA www.sarasota.realforeclose.com at 9:00 A.M. on February 13, 2025 the following described property set forth in said Final Judgmont to wit:

Judgment, to wit: LOT 2086, STONEYBROOK AT VENICE, UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 28, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, ELOPIDA FI ORIDA

Commonly known as: 11742 Tempest Harbor Loop, Venice, FL 34292 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 compiling funde 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 Mortgage's attorney. DATED January 9, 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

LEGAL ADVERTISEMENT POLK COUNTY

If you are a person with a disability who needs any accommodation in order to participate in a court proceeding, you are participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance: Please contact Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079. Telephone: (941) 861- 7400. If you are hearing or voice impaired, please call 711. 11080-1007194 11080-1007194

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA PROBATE DIVISION CASE #: 2024-CP-005738

IN RE: ESTATE OF DONNA L. NAGLE, Deceased.

NOTICE TO CREDITORS

The administration of the estate of DON-NA L. NAGLE, deceased, whose date of death was October 6, 2024; is pending in the Circuit Court for SARASOTA County, Florida, Probate Division; File Number 2024-CP-005738; the address of which is 2000 Main St., Sarasota, FL 34237. The names and addresses of the personal rep-construing and the personal representative and the personal representa-tive'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 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 OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:

Curtis A. Nagle 4980 Bunyan Street Sarasota, FL 34232 Attorney for Personal Representative:

Gregory A. Kaiser, Esquire FBN 47376 ~ greg@wtpelf.com Wills, Trusts, Probate and Elder Law Firm 6751 Professional Parkway, Suite 104

Sarasota, FL 34240 Telephone (941) 914-9145 Fax (941) 914-9514

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

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 10, 2025.

Personal Representative: Heather Hancock 30 Applecross Lane Pottsboro, Texas 75076

Attorney for Personal Representative: Brice Zoecklein, Esa Fla. Bar No.: 0085615 Zoecklein Law P.A. 150 E. Bloomingdale Ave. Brandon, Florida 33511 brice@zoeckleinlawpa.com info@zoeckleinlawpa.com Tel: (813) 501-5071 Fax: (813) 925-4310

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

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA You must keep the Clerk of the Cir-cuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

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

Dated: 12/19/2024

Stacy M. Butterfield Clerk of the Circuit Court

By: /s/ Illegible Deputy Clerk

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

SARASOTA COUNTY

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT SARASOTA COUNTY, FLORIDA GENERAL CIVIL DIVISION CASE NO.: 2024-CA-003552-NC DIV.: A CIRCUIT

CHARLES G. PALMER, as Trustee of the

Page 32/LA GACETA/Friday, January 17, 2025

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 HIL-TRUD 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.

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 Probate 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

Attorney for Personal Representative /s/ Sheila M. Lake 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@lakelawfirmpa.com

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

HILLSBOROUGH COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY NOTICE OF 2025 MEETING SCHEDULE

PLEASE TAKE NOTICE that the Hillsborough County Industrial Development Authority (the "Authority"), shall hold regularly scheduled meetings during calendar year 2025 at the Entrepreneur Collaborative Center, 2101 E. Palm Avenue, Ybor City, Tampa, FL 33602, commencing at 10:00 a.m. on the following dates (or at such other time and place as may be announced on the Authority's page on the Hillsborough County website, www.hillsboroughcounty. org), unless such meetings are cancelled by consent or direction of the Chair of the Authority:

Thursday, January 16, 2025 (cancelled) Thursday, February 6, 2025 (cancelled) Thursday, March 6, 2025 Thursday, April 3, 2025 Thursday, August 1, 2025 Thursday, July 3, 2025 Thursday, July 3, 2025 Thursday, August 7, 2025 Thursday, September 4, 2025 Thursday, November 6, 2025 Thursday, December 4, 2025

In the event of COVID-19 or other pandemic restrictions, meetings may be held virtually as may be allowed by law or by executive order of the Governor. Notices of virtual meetings will be published on the Authority's page on the Hillsborough County website at www.hillsboroughcounty.org.

Persons are advised that if any person decides to appeal any decision made by the Authority with respect to any matter considered at the public hearing, such person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and the evidence upon which the appeal is to be based.

Any person with a disability requiring reasonable accommodation in order to participate in this public hearing should discuss this with Thomas K. Morrison, Esq., special counsel to the Authority, 1200 West Platt Street, Suite 100, Tampa, Florida, phone: (813) 833-2578 or email a written request to Mr. Morrison at tommor@morrisonandmills.com.

1/17/25LG 1T

NOTICE OF ADOPTION

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN: NOTICE is hereby given that on the 7th day of January 2025, the Board of County Commissioners of Hillsborough County, Florida, adopted a Resolution closing, vacating and abandoning the following described property:

Resolution no. R25-001, Vacating Petition V24-0011, vacate portion of platted public utility easement and a guying easement, lying within the plat of Brentwood Subdivision, as recorded in Plat Book 45, Page 33-1, of the Public Records of Hillsborough County, Florida, located in Section 4, Township 28S, Range 18E, within folio 018954-1064. 1/17/25LG 1T

CITY OF TAMPA NOTICE OF PUBLIC HEARING AMENDMENT TO THE TAMPA COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Tampa City Council will hold a public hearing to consider the adoption of the below proposed amendments to the City of Tampa Comprehensive Plan on Thursday, January 30, 2025, beginning at 5:01 p.m., or as soon thereafter as may be heard.

TA/CPA24-11: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 611 and 613 South Magnolia Avenue, 601 and 611 West Swann Avenue and 612 and 614 West Bay Street, from Residential-35 (R-35) to Community Mixed Use-35 (CMU-35). The approximate size of the property is 2.05 acres and is located within the Central Tampa Planning District.

TA/CPA24-12: A privately initiated map amendment to the Future Land Use Element, Future Land Use Map, for the property located at 801 East 26th Avenue, from Residential-20 (R-20) to Community Mixed Use-35 (CMU-35). The approximate size of the property is 1.61 acres and is located within the Central Tampa Planning District. The Tampa City Council meeting will be held in City Council Chambers, Third Floor, Old City Hall, 315 East Kennedy Boulevard, Tampa, FL 33602. Interested members of the public can attend the public hearing in person in City Council Chambers in Old City Hall or virtually participate in this public hearing by using what is referred to by the State of Florida statutes and rules as "Communications media technology" ("CMT").

TO PARTICIPATE REMOTELY IN <u>PUBLIC HEARINGS</u> USING CMT, *PRE-REGISTRATION IS REQUIRED*

Comments specific to a public hearing will be heard when it appears on the agenda.

Instructions for participating in quasi-judicial and legislative public hearings are available at:

https://www.tampa.gov/document/instructions-participate-virtual-public-hearing-34621

Please note: In order to participate in <u>quasi-judicial matters</u> remotely via CMT, cell phones and smartphones are <u>not</u> compatible as they will not allow you to share your camera when connected. You <u>must</u> have access to a communications media device such as a tablet or a computer equipped with a camera and microphone that will enable you to be seen (video) and heard (audio) by the City Council and all other participants.

Persons requiring help in accessing these means of public participation should call 813-274-8397 for assistance.

A copy of the proposed amendments is available on the Hillsborough County City-County Planning Commission's website at <u>http://www.planhillsborough.org/</u>. The Planning Commission may be contacted at (813) 272-5940.

In accordance with Section 286.0105, Florida Statutes, any person who decides to appeal any decision of the Tampa City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act ("ADA") and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at <u>TampaADA@tampagov.net</u>, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARequest.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC CITY CLERK

1/17/25LG 1T

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 <u>https://pinellas.gov/pinellas.county-housing-development-funding/</u>.

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 reguisitos 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.

<u>Programas y Actividades de Vivienda Asequible</u>: 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/.

<u>Jurisdicción</u>: 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 Petersburgo, 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 Petersburgo. 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).

1/17/25LG 1T

LA GACETA/Friday, January 17, 2025/Page 35

(Continued on next page)