

CITRUS COUNTY

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR CITRUS COUNTY, FLORIDA
CASE NO.: 2023-CA-000971

RICHARD SCOTT KIEFER,
Plaintiff,
v.

CHARLES EUGENE AMATURO, THE ESTATE OF CHARLES EUGENE AMATURO, UNKNOWN HEIRS OF CHARLES EUGENE AMATURO, UNKNOWN SPOUSE OF CHARLES EUGENE AMATURO, and KRISTLE CUMMINGS,
Defendants.

NOTICE OF ACTION

TO: CHARLES EUGENE AMATURO
201 TALMAGE AVENUE
INVERNESS, FL 34450

ESTATE OF CHARLES EUGENE AMATURO
201 TALMAGE AVENUE
INVERNESS, FL 34450

UNKNOWN HEIRS OF CHARLES EUGENE AMATURO
201 TALMAGE AVENUE
INVERNESS, FL 34450

UNKNOWN SPOUSE OF CHARLES EUGENE AMATURO
201 TALMAGE AVENUE
INVERNESS, FL 34450

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

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN CITRUS COUNTY, FLORIDA, TO WIT:

THE SOUTH 70 FEET OF THE EAST 1/2 OF BLOCK (OR LOT) 5 IN SOUTH 20 CHAINS OF GOVERNMENT LOT 1 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 20 EAST, OF LABELLE ADDITION TO THE CITY OF INVERNESS, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5, RUNNING THENCE NORTHWARDLY ALONG THE WEST LINE OF TALMADGE STREET 70 FEET TO A POINT, THENCE WESTWARDLY AND PARALLEL WITH EMERY STREET 92 1/2 FEET TO A POINT, THENCE SOUTHWARDLY AND PARALLEL WITH TALMADGE STREET 70 FEET TO A POINT, THENCE EASTWARDLY AND PARALLEL TO PEARL STREET TO THE POINT OF BEGINNING.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 110 N Apopka Ave, Inverness, Florida 34450 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

DATED this 29th day of July, 2024.

Clerk of the Circuit Court

By: s/ Dawn Peacock

As Deputy Clerk

8/9-8/30/24LG 4T

IN THE CIRCUIT COURT FOR CITRUS COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024 CP 000615

Division A

IN RE: ESTATE OF

JANE A. LYCKE, A/K/A JANE A. BELBER

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Jane Lycke, a/k/a Jane A. Belber, deceased, whose date of death was May 7, 2024, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 1540 N Meadowcrest Blvd, Crystal River, FL 34429. 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 must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:

/s/ Robin Valveri

711 Merlins Ct

Tarpon Springs, Florida 34689

Attorney for Personal Representative:

/s/ Richard A. Venditti

Richard A. Venditti, Esquire

Florida Bar Number: 280550

500 East Tarpon Ave.

Tarpon Springs, Florida 34689

Telephone: (727) 937-3111

Fax: (727) 938-9575

E-Mail: richard@tarponlaw.com

Secondary E-Mail: celeste@tarponlaw.com

8/9-8/16/24LG 2T

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

CASE NO.: 2024 CP 000635

CITRUS COUNTY

IN RE: ESTATE OF SARAH D'ION JOHNSON A/K/A DION K. JOHNSON, Deceased.

NOTICE TO CREDITORS

The administration of SARAH D'ION JOHNSON A/K/A DION K. JOHNSON, ("Decedent") deceased, whose date of death was May 12, 2024, and whose Social Security Number is XXX-XX-4858, is pending in the Circuit Court for Citrus County, Florida, Probate Division, the address of which is 110 N Apopka Ave #101, Inverness, FL 34450. The names and addresses of the Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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 FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.

The date of first publication of this notice is August 9, 2024.

Petitioner:

SARAH CANBERG A/K/A SARAH MARIE CANBERG
8 Spruce Place
Bernardsville, NJ 07924

Attorney for Petitioner:

/s/ Alfred V. Nicoletti
ALFRED V. NICOLETTI, ESQ.
Florida Bar No.: 125446
LAW OFFICES OF AL NICOLETTI
7512 Dr. Phillips Blvd., Suite 50-647
Orlando, FL 32819

8/9-8/16/24LG 2T

HERNANDO COUNTY

IN THE CIRCUIT COURT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL CASE NO. 2023-CA-1778

RAFEK WASSEF,
Plaintiff,

vs.

THOMAS WOJCIK and
GRASYNA WOJCIK
Defendants.

NOTICE OF ACTION

TO: GRASYNA WOJCIK

1007 N Wolcott Ave

Chicago, IL 60622

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

Lot 14, Block 1353, SPRING HILL, UNIT 20, according to the map or plat thereof as recorded in Plat Book 9, Page 65, Public Records of Hernando County, Florida. KEY #00710500

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Stephen A. Ferra, Esq., the Plaintiff's attorney, whose address is 2380 Drew Street, Suite 2, Clearwater, FL 33755 on or before September 13, 2024, and to file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated August 02, 2024

Doug Chorvat, Jr.
Clerk of the Court

By: /s/ Sonya Sanders

Deputy Clerk

Stephen A. Ferra, Esq.

8/9-8/30/24LG 4T

IN THE CIRCUIT COURT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL CASE NO. 2023-CA-1778

RAFEK WASSEF,
Plaintiff,

vs.

THOMAS WOJCIK and
GRASYNA WOJCIK
Defendants.

NOTICE OF ACTION

TO: THOMAS WOJCIK

1007 N Wolcott Ave

Chicago, IL 60622

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

Lot 14, Block 1353, SPRING HILL, UNIT 20, according to the map or plat thereof as recorded in Plat Book 9, Page 65, Public Records of Hernando County, Florida. KEY #00710500

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Stephen A. Ferra, Esq., the Plaintiff's attorney, whose address is 2380 Drew Street, Suite 2, Clear-

HERNANDO COUNTY

water, FL 33755 on or before September 13, 2024, and to file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated August 02, 2024

Doug Chorvat, Jr.
Clerk of the Court

By: /s/ Sonya Sanders

Deputy Clerk

Stephen A. Ferra, Esq.

8/9-8/30/24LG 4T

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24000474CAAXMX
PHH MORTGAGE CORPORATION
PLAINTIFF,
VS.

THEODORE A. SHERMAN A/K/A THEODORE SHERMAN A/K/A THEODORE ALLEN SHERMAN A/K/A THEODORE D. SHERMAN A/K/A REV. THEODORE D. SHERMAN A/K/A THEODORE (TED) SHERMAN, ET AL.,
DEFENDANT(S).

NOTICE OF ACTION

TO: Unknown Spouse of Theodore A. Sherman A/K/A Theodore Sherman A/K/A Theodore Allen Sherman A/K/A Theodore D. Sherman A/K/A Rev. Theodore D. Sherman A/K/A Theodore (Ted) Sherman
Last Known Address: 8030 Indian Trail Road, Weeki Wachee, FL 34613
Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF HERNANDO, STATE OF FLORIDA, TO-WIT: LOT 6, BLOCK "F", HIGHLAND LAKES; SECTION 25, TOWNSHIP 22, SOUTH, RANGE 17 EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 42, HERNANDO COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, BLOCK F; THENCE RUN SOUTH 89°46'23" WEST A DISTANCE OF 404.40 FEET TO THE EAST RIGHT-OF-WAY OF INDIAN TRAIL ROAD; THENCE RUN NORTH 04°56'37" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.09 FEET; THENCE RUN NORTH 89°55'02" EAST A DISTANCE OF 254.26 FEET; THENCE RUN NORTH 00°13'37" WEST A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 89°46'23" EAST A DISTANCE OF 150.00 FEET; THENCE RUN SOUTH 01°00'22" EAST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING. AND LESS THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, BLOCK F; THENCE RUN NORTH 04°56'37" WEST A DISTANCE OF 111.30 FEET; THENCE RUN NORTH 87°02'02" EAST A DISTANCE OF 157.50 FEET; THENCE RUN SOUTH 09°29'57" WEST A DISTANCE OF 120.10 FEET; THENCE RUN SOUTH 89°46'23" WEST A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 20 FEET FOR ROAD RIGHT-OF-WAY PURPOSES.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before Sept 6, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Newspaper 3210 E 7th Ave Tampa, FL 33605, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs an 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 for the Courts within 2 working days of your receipt of your notice to appear in Court at: Peggy Welch at (352) 754-4402.

WITNESS my hand and the seal of this Court this 26th day of JULY, 2024.
DOUG CHORVAT, JR.
As Clerk of Court
By: /s/ Elizabeth_Markidis
As Deputy Clerk
Publish: La Gaceta Newspaper 3210 E 7th Ave Tampa, FL 33605
11080-997962

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA

PROBATE DIVISION

File No. 24000745CPAXMX

IN RE: ESTATE OF

GEORGE HERBERT ANDERSON,
A/K/A GEORGE H. ANDERSON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of GEORGE HERBERT ANDERSON, A/K/A GEORGE H. ANDERSON, deceased, whose date of death was April 14, 2023; File Number 24000745CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address 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, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE

HERNANDO COUNTY

LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:

THOMAS RUSS

4161 Mayo Street

Brooksville, Florida 34601

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, Florida 33609

(813) 254-4744 Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION

File No. 24000830CPAXMX

IN RE: ESTATE OF

DOROTHY MARIE CLARK

Deceased.

NOTICE TO CREDITORS

The administration of the estate of DOROTHY MARIE CLARK, deceased, whose date of death was March 31, 2023; File Number 24000830CPAXMX, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address 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, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:

WILLIAM JAY CLARK

14339 Bowie Road

Weeki Wachee, FL 34614

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

(813) 254-4744 Fax: (813) 254-5222
Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

8/2-8/9/24LG 2T

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

CASE NO.: 27-2023-CA-001845

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

DILLON M. YOUNG, et al,

Defendant(s).

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 17, 2024, and entered in Case No. 27-2023-CA-001845 of the Circuit Court of the Fifth Judicial Circuit in and for Hernando County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and Dillon M. Young, Jennifer Young, are defendants, the Hernando County Clerk of the Circuit Court will sell to the highest and best bidder for cash at Hernando County Courthouse, 20 N. Main Street, Room 245, Brooksville, Florida 34601, Hernando County, Florida at 11:00AM on August 22, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 8, BLOCK 59 SPRING HILL UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 65 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA
A/K/A 6287 DANBURY ST SPRING HILL FL 34606

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.

HERNANDO COUNTY

If you are a person with a disability who needs an 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 for the Courts within 2 working days of your receipt of your notice to appear in Court at: Hernando County, Peggy Welch, (352) 754-4402.

Dated this 26th day of July, 2024.

ALBERTELLI LAW
P.O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com

By: /s/ Joshua Pasqualone

Florida Bar #41835

Joshua Pasqualone, Esq.

CT - 23-015589

8/2-8/9/24LG 2T

IN THE CIRCUIT COURT FOR HERNANDO COUNTY, FLORIDA
PROBATE DIVISION

File No. 2024-CP-000807

IN RE: ESTATE OF DELORES M. PIGG,
Deceased.

NOTICE TO CREDITORS

The administration of the Estate of DELORES M. PIGG, deceased, whose date of death was January 9, 2023, is pending in the Circuit Court for Hernando County, Florida, Probate Division, the address of which is 20 N Main St, Brooksville, Florida 34601. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

HILLSBOROUGH COUNTY

Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Dated: 8/7/24
Clerk of the Circuit Court
By: s/ John Rollo
Deputy Clerk

8/9-8/30/24LG 4T

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

FAMILY LAW DIVISION
CASE NO.: 24-DR-003139
DIVISION: I

**IN THE MATTER OF THE ADOPTION OF:
M.J.H., and
J.C.H.**

NOTICE OF ACTION FOR PETITION FOR STEPPARENT ADOPTION AND NOTICE OF DEFAULT FINAL HEARING

TO: NATHANIEL HALLFORD
Address: 7318 Acela Trl,
Austin, TX 78744
YOU ARE NOTIFIED that an action for Joint Petition for Adoption by Stepparent has been filed against you and that there will be a default final hearing on the petition which includes the termination of your parental rights and adoption by Stepparent on November 7, 2024 at 2:00PM before Judge Thomas Palermo. The Court has set aside 15 minutes for this hearing.
UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO TIMELY FILE A WRITTEN RESPONSE TO THIS NOTICE AND THE PETITION WITH THE COURT AND TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE OR ASSERT REGARDING THE MINOR CHILDREN.
When filing a response, you must serve a copy on Joshua A. Law, Esq., counsel for Petitioner, MATTHEW ROBERT WAHL, whose address is 113 S. Boulevard, Tampa, FL 33606 before the hearing described above and the original with the clerk of this Court at 800 E. Twiggs Street, Tampa, Florida 33602. This notice will be published by La Gaceta Newspaper.

HILLSBOROUGH COUNTY

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed to the address on record at the clerk's office.
Dated: 8/7/2024
Cindy Stuart
Clerk of the Circuit Court
By: s/ Isha Tirado-Baker
Deputy Clerk

8/9-8/30/24LG 4T

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

CASE NO.: 24-CC-022027
CARDEL VILLAS AT COVINGTON PARK ASSOCIATION, INC.,
Plaintiff,
vs.
MICHELE HENNELLY, A MARRIED WOMAN AND THE UNKNOWN SPOUSE OF MICHELE HENNELLY
Defendant.

NOTICE OF ACTION

TO: Michele Hennelly
7454 Surrey Pines Dr
Apollo Beach, FL 33572
You are notified that an action to foreclose a lien on the following property in Hillsborough County, Florida:
COVINGTON PARK PHASE 5A LOT 18 BLOCK 38
Commonly known as 7454 Surrey Pines Dr, Apollo Beach, FL 33572, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J. Clarke Brannon as Frazier & Bowles, Attorneys at Law, Plaintiff's attorney, whose address is 202 S. Rome Avenue, Suite 125, Tampa, FL 33606, (813) 603-8600, on or before September 5, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
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 St., Room 604, Tampa, Florida 33602, (813) 272-7040, at least 7 days before your scheduled court appearance, or immediately upon receiving this

HILLSBOROUGH COUNTY

notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated July 29, 2024
Cindy Stuart
Clerk of Court and Comptroller
Hillsborough County, Florida
By: s/ Mustafa Divan
Deputy Clerk

8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 2024-CP-001236
IN RE: ESTATE OF
Paul H. Brant, Deceased

NOTICE TO CREDITORS

The estate of Paul H. Brant, File Number File No. 2024-CP-001236, is pending in the Circuit Court for Hillsborough County, Florida, 800 Twiggs Street, Room 445 - Edgecomb Courthouse, Tampa, Florida 33602, Courtroom #415.
The names and addresses of the personal representative and the personal representative's attorney are set forth below. The date of first publication of this notice is August 9, 2024.
All creditors and those having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of 3 months after the date 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 having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, are required to file their claims with the above-named court within 3 months after the date of the first publication of this notice.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Personal Representative:
Jeremy Brant
1733 W. Irving Park, #204
Chicago, IL 60613
Attorney for Personal Representative:
/s/ Eric Kalnins
Eric Kalnins
Florida Bar No. 1024404
Ice Miller LLP
3050 N. Horseshoe Drive, Suite 154
Naples, FL 34104
eric.kalnins@icemiller.com
Telephone: (312) 726-6272

8/9-8/16/24LG 2T

NOTICE OF PUBLIC SALE

BILAL TOWING gives notice that on 08/26/2024 at 10:30 AM the following

HILLSBOROUGH COUNTY

vehicle(s) may be sold by public sale at 3744 N 40TH ST, TAMPA, FL 33610 to satisfy the lien for the amount owed on each vehicle for any recovery, towing, or storage services charges and administrative fees allowed pursuant to Florida statute 713.78.
1C3CDZAB9C324579 2012 DODGE
1FMZU63E12UB86760 2002 FORD
1G1JF524617281299 2001 CHEV
1LNHL9DR3BG610732 2011 LINC
1N4BA41E75C833684 2005 NISS
2FTRF17W94CA17741 2004 FORD
JNKAY01E17M302745 2007 INFI
WDBUF72XX8B246135 2008 MERZ

8/9/24LG 1T

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

Case No.: 24-DR-008377
Division: D
ANA SERRANO SANTIAGO,
Petitioner,
and
BENJAMIN SERRANO,
Respondent.

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

TO: BENJAMIN SERRANO
Last address: 3041 Potter St.,
Philadelphia PA 19134
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 Ana Serrano Santiago, whose address is 1919 US Hwy 41 S., Ruskin, FL 33570 on or before 09/06/24, and file the original with the clerk of this Court at 800 E Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**
The action is asking the court to decide how the following real or personal property should be divided: None
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires

HILLSBOROUGH COUNTY

certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
Cindy Stuart
Clerk of the Circuit Court

8/9-8/30/24LG 4T

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

CASE NO. 24-CP-2525
DIVISION: B
Florida Bar #308447
IN RE: ESTATE OF
JOYCE ANN HELTON,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of JOYCE ANN HELTON, deceased, Case Number 24-CP-2525, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.
All creditors of decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is August 9, 2024.
Personal Representative:
DOUGLAS S. PRITCHARD
335 Bayshore Drive
Miramar Beach, FL 32550
Attorney for Personal Representative:
WILLIAM R. MUMBAUER, ESQUIRE
WILLIAM R. MUMBAUER, P.A.
Email: wrmumbauer@aol.com
205 N. Parsons Avenue
Brandon, FL 33510
813/685-3133

8/9-8/16/24LG 2T

NOTICE OF PUBLIC HEARING Environmental Protection Commission of Hillsborough County Basis of Review, Rules of the EPC Proposed Rule Amendments

PURPOSE: To take public comment and consider adoption of amendments to the Environmental Protection Commission of Hillsborough County's (EPC) Chapters III and V of the Basis of Review for Authorization of Activities Pursuant to Chapter 1-11 - Wetlands (BOR), Rules of the EPC.
SUMMARY: The proposed amendments to the BOR Chapter III pertain to the cumulative impact review for wetland impact permitting and the proposed amendments to BOR Chapter V pertain to miscellaneous activities in wetlands authorizations, specifically shoreline stabilization and exempt activities.
SPECIFIC LEGAL AUTHORITY UNDER WHICH THE ADOPTION IS AUTHORIZED AND THE LAW BEING IMPLEMENTED, INTERPRETED OR MADE SPECIFIC: Chapter 84-446, Laws of Florida, as amended.
COPIES may be obtained by calling the Legal Dept. at (813) 627-2600 or at www.epchc.org.
NOTE: Any person who might want to appeal any decision made by the EPC regarding any matter considered at the forthcoming public hearing is hereby advised that he/she will need a record of the proceeding and, for such purposes, he/she may need to ensure that a verbatim record is made including the testimony and evidence upon which the appeal is to be based.
DATE: Thursday, August 15, 2024
TIME: 10:00 a.m. or shortly thereafter
PLACE: BOCC Boardroom (in-person attendance), County Center, 2nd Floor, 601 E. Kennedy Blvd., Tampa, FL 33602. Virtual attendance is available via communications technology. Visit the EPC website for instructions on how to sign up to speak and/or how to watch the meeting. If you wish to provide public comment, please submit the online public comment request form before 9:30 a.m. on Thursday, August 15, 2024.

8/9/24LG 1T

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

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,
vs.
RODDY COOKE; et al.,
Defendants.
Case No: 2022-CA-006673
NOTICE OF FORECLOSURE SALE NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated 07/19/2023 and Order Resetting Foreclosure Sale dated 07/17/2024, and entered in Case No. 2022-CA-006673 of the Circuit Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida wherein CARRINGTON MORTGAGE SERVICES, LLC, is the Plaintiff and RODDY COOKE; HEATHER COOKE; PORTFOLIO RECOVERY ASSOCIATES, LLC; and PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC., are Defendant(s), Cindy Stuart, Clerk of Court, will sell to the highest and best bidder for cash at <http://www.hillsborough.realforeclosure.com> at 10:00

(Continued on next page)

CITY OF TAMPA MUNICIPAL CODE ENFORCEMENT BOARD HEARINGS PUBLICATION NOTICE

As the result of being unable to effectuate certified mail notice to violators of the City Code, notice is hereby given that the Municipal Code Enforcement Special Magistrate has scheduled a public hearing on 9/4/2024 at 9:00 A.M. and 1:00 P.M. to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.
Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

CASE NO: COD-24-0001551
NAME OF VIOLATOR: MONTOYA REAL ESTATE
LOCATION OF VIOLATION: 6802 N ARMENIA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: GROVER ESTATES UNIT NO 1 LOT 1 & S 19 FT OF LOT 2 & S 85 FT OF E 20 FT OF LOT 21 LESS R/W FOR ARMENIA AVE
FOLIO: 103372.0100
CASE NO: COD-24-0002057
NAME OF VIOLATOR: NOEL GILLOOLY
LOCATION OF VIOLATION: 8319 N 14TH ST, TAMPA, FL
CODE SECTIONS: 19-47 19-49 19-231(15)c
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 1 AND W 5 FT CLOSED ALLEY ABUTTING ON E BLOCK 28
FOLIO: 146489.0000
CASE NO: COD-24-0002083
NAME OF VIOLATOR: TWANDA ELOISE BRADLEY
LOCATION OF VIOLATION: 301 E SELMA AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)b
LEGAL DESCRIPTION: GOOD'S ADDITION TO TAMPA LOT 6 BLOCK 5 AND N 1/2 OF VACATED ALLEY LYING SOUTH OF LOT
FOLIO: 167580.0000
CASE NO: COD-24-0002087
NAME OF VIOLATOR: JOSHUA D AND ALISON HAAPT
LOCATION OF VIOLATION: 2819 N CENTRAL AVE, TAMPA, FL
CODE SECTIONS: 19-231(15)c
LEGAL DESCRIPTION: ROBLES SUBDIVISION N 100 FT OF LOT E LESS E 85 FT & LESS W 25 FT FOR CENTRAL AVE R/W
FOLIO: 182770.0000
CASE NO: COD-24-0002222
NAME OF VIOLATOR: ESTATE OF ALEX A FLOYD
LOCATION OF VIOLATION: 6403 N 36TH, TAMPA, FL
CODE SECTIONS: 19-49 19-50 19-56 19-231(15)c Maintenance
LEGAL DESCRIPTION: HANKINS' SUBURBAN HOMESITES REVISED S 1/2 OF LOT 24 LESS S 79.9 FT
FOLIO: 151984.0200
CASE NO: COD-24-0002246
NAME OF VIOLATOR: WILLIAM JAMES SMITH
LOCATION OF VIOLATION: 2614 W COMANCHE AVE, TAMPA, FL
CODE SECTIONS: 19-49
LEGAL DESCRIPTION: BOUR LANDS LOTS 19 AND 20 BLOCK 9
FOLIO: 103243.0100
CASE NO: COD-24-0002274
NAME OF VIOLATOR: ELTON MACEDO DE
LOCATION OF VIOLATION: 4106 E KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: FROM THE SOUTHWEST CORNER OF NE 1/4 OF NW 1/4 OF SEC 33 28 19 RUN THN S 89 DEG 35 MIN 45 SEC E FOR 411 FT THN N 275 FT TO POB THN N 100 FT THN S 89 DEG 35 MIN 45 SEC E FOR 52 FT THN S 100 FT THN N 89 DEG 35 MIN 45 SEC W 52 FT TO POB
FOLIO: 152845.0000
CASE NO: COD-24-0002278
NAME OF VIOLATOR: ELTON MACEDO DE
LOCATION OF VIOLATION: 4108 E KNOLLWOOD ST, TAMPA, FL
CODE SECTIONS: 19-49 19-50
LEGAL DESCRIPTION: FROM THE SOUTHWEST CORNER OF NE 1/4 OF NW 1/4 OF SEC 33 28 19 RUN THN S 89 DEG 35 MIN 45 SEC E FOR 411 FT THN N 275 FT THN S 89 DEG 35 MIN 45 SEC E A DISTANCE OF 52 FT TO THE POB THN N 100 FT THN S 89 DEG 35 MIN 45 SEC E 60 FT THN S 100 FT THN N 89 DEG 35 MIN 45 SEC W 60 FT TO POB
FOLIO: 152845.0005
CASE NO: COD-24-0002334
NAME OF VIOLATOR:
LOCATION OF VIOLATION: 8211 N 12TH ST, TAMPA, FL
CODE SECTIONS: 19-49 19-231(3) 19-231(8) 19-231(10) 19-231(15)c 19-231(17)
LEGAL DESCRIPTION: SULPHUR SPRINGS ADDITION LOT 5 AND W 5 FT CLOSED ALLEY ABUTTING ON E BLOCK 35
FOLIO: 146576.0000

CASE NO: COD-24-0002373
NAME OF VIOLATOR: DEBRA F ALLIS AND CANDACE S
LOCATION OF VIOLATION: 8409 N JONES AVE, TAMPA, FL
CODE SECTIONS: 19-47 19-49
LEGAL DESCRIPTION: BEL HAZZAN SUBDIVISION LOT 26
FOLIO: 98406.0000
CASE NO: COD-24-0002410
NAME OF VIOLATOR: 574 JC LLC
LOCATION OF VIOLATION: 4202 E POWHATAN AVE, TAMPA, FL
CODE SECTIONS: 19-56
LEGAL DESCRIPTION: BELLMONT HEIGHTS NO 2 PB 12 PG 88 LOT 569
FOLIO: 152433.0500
CASE NO: COD-24-0002426
NAME OF VIOLATOR: VIRGINIA DAVIES
LOCATION OF VIOLATION: 2108 W RIO VISTA AVE, TAMPA, FL
CODE SECTIONS: 19-49 19-231(15)c
LEGAL DESCRIPTION: HAMNER'S MARJORY B RENMAH LOT 4 BLOCK 6
FOLIO: 104491.0000
CASE NO: COD-24-0002713
NAME OF VIOLATOR: MARSHALL ULYSSES
LOCATION OF VIOLATION: 3010 E FERN ST, TAMPA, FL
CODE SECTIONS: 19-50
LEGAL DESCRIPTION: WOODLAND TERRACE LOT 5 BLOCK 1
FOLIO: 151774.0000

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

CASE NO: COD-24-0002178
NAME OF VIOLATOR: WEPLACE FL LLC
LOCATION OF VIOLATION: 4326 S CLARK AVE, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.4
LEGAL DESCRIPTION: MANHATTAN MANOR REVISED PLAT LOT 14 BLOCK 12
FOLIO: 129726.0000
CASE NO: COD-24-0002211
NAME OF VIOLATOR: BRODSKY PROPERTY HOLDINGS LLC
LOCATION OF VIOLATION: 2607 E 112TH AVE, TAMPA, FL
CODE SECTIONS: 27-284.2 27-284.2.5
LEGAL DESCRIPTION: VIRGINIA PARK A PORTION OF LOTS 11 AND 12 BLOCK 32 AND A PORTION OF LOTS 11 AND 12 BLOCK 12 OF MARYLAND MANORS MORE PARTICULARLY DESC AS FOLLOWS: COMM AT NW COR OF SD LOT 12 BLOCK 32 THN S 00 DEG 57 MIN 17 SEC W ALG E R/W LINE OF SOUTH CLARK AVE AND W BDRY OF SD LOT 12 BLOCK 32 100 FT TO POB THN S 89 DEG 20 MIN 33 SEC E 60 FT THN S 00 DEG 57 MIN 17 SEC W 70 FT TO S BDRY OF SD LOT 11 BLOCK 32 AND N BDRY OF SD LOT 11 BLOCK 12 THN CONT S 00 DEG 57 MIN 17 SEC W 30 FT TO S BDRY OF SD LOT 11 BLOCK 12 AND N R/W LINE OF WEST SANTIAGO STREET THN N 89 DEG 20 MIN 33 SEC W ALG THE SD N R/W LINE AND THE S BDRY OF SD LOTS 11 AND 12 BLOCK 12, 60 FT TO E R/W LINE OF SOUTH CLARK AVE AND TO SW COR OF SD LOT 12 BLOCK 12 THN N 00 DEG 57 MIN 17 SEC E 30 FT TO N BDRY OF SD LOT 12 THN CONT N 00 DEG 57 MIN 17 SEC W 70 FT TO POB
FOLIO: 123495.0000
CASE NO: COD-24-0002242
NAME OF VIOLATOR: CONSTANTINO D CASTIS
LOCATION OF VIOLATION: 8621 N MULBERRY ST, TAMPA, FL
CODE SECTIONS: 19-49 27-283.11(b) 27-326
LEGAL DESCRIPTION: ORANGE TERRACE LOT 23 & 24 & W 1/2 OF CLOSED ALLEY ABUTTING ON E BLOCK 10
FOLIO: 145580.0000
CASE NO: COD-24-0002275
NAME OF VIOLATOR: MYRON AND MELISSA LESLIE
LOCATION OF VIOLATION: 2707 N JEFFERSON ST, TAMPA, FL
CODE SECTIONS: 27-156 27-297 27-326
LEGAL DESCRIPTION: TANNER PLACE N 60 FT OF LOT 9 & N 60 FT OF E 37.7 FT OF LOT 10 BLOCK 2
FOLIO: 183254.0000
CASE NO: COD-24-0002400
NAME OF VIOLATOR: LEON ARMAS INVESTMENT LLC
LOCATION OF VIOLATION: 2514 W MARQUETTE AVE, TAMPA, FL
CODE SECTIONS: 27-283.11(b) 27-326
LEGAL DESCRIPTION: AUBURN HIGHLANDS LOTS 42 AND 43 BLOCK 3
FOLIO: 102681.0000
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

8/9-8/30/24LG 4T

HILLSBOROUGH COUNTY

a.m. on August 20, 2024 the following described property set forth in said Final Judgment, to wit:
Lot 6, Block 16, Panther Trace Phase 1A, according to the map or plat thereof, as recorded in Plat Book 93, Page(s)

HILLSBOROUGH COUNTY

49-1 through 49-29, inclusive, of the Public Records of Hillsborough County, Florida.
Commonly known as: 10903 Wildcat Dr., Riverview, FL 33579
 Any person or entity claiming an

**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 **8/21/2024 at 9:00 A.M. and 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274-8397.

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

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

CASE NO: COD-23-0002589
 NAME OF VIOLATOR: YORDANKA DEL CARMEN DUARTE RODRIGUEZ
 LOCATION OF VIOLATION: 2102 W PARIS ST, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-105.4.5.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: HAMNER'S MARJORY B FIRST ADDITION TO RENMAH LOT 1 BLOCK 2
 FOLIO: 104632.0000

CASE NO: COD-23-0004886
 NAME OF VIOLATOR: MATTHEW CRUZ - REG AGT
 LOCATION OF VIOLATION: 4704 N LOIS AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
 LEGAL DESCRIPTION: DREW PARK RE PLAT OF LOT 20 BLOCK 50
 FOLIO: 108338.0000

CASE NO: COD-23-0004990
 NAME OF VIOLATOR: FRANCISCO LUGO
 LOCATION OF VIOLATION: 2905 W OSBORNE AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
 LEGAL DESCRIPTION: DON CICCIO SUBDIVISION LOT 2
 FOLIO: 106655.0000

CASE NO: COD-23-0005188
 NAME OF VIOLATOR: LIAMILKA SHERNANDEZ AND ARIDES L DE QUERAITA
 LOCATION OF VIOLATION: 1706 W SAINT ISABEL ST, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
 LEGAL DESCRIPTION: RICHARDSON'S VILLAGE SUBDIVISION A PORTION OF LOT 11 BLOCK 2 AND S 1/2 OF VACATED ALLEY ABUTTING ON N DESC AS: COM AT NW COR OF LOT 11 N 01 DEG 01 MIN 40 SEC E 9.94 FT TO A PT IN THE CENTER OF 20 FT ALLEY N 89 DEG 18 MIN 55 SEC E 124.99 FT S 01 DEG 01 MIN 29 SEC W 10.02 FT TO NE COR OF LOT 11 S 12 DEG 46 MIN 34 SEC W 73.15 FT N 80 DEG 01 MIN 14 SEC W 121.92 FT TO A PT ON W BDRY OF LOT 11 AND ELY R/W LINE OF ISABEL ST N 20 DEG 49 MIN 35 SEC E 14.88 FT TO A PT OF CURVE TO THE LEFT W/RAD OF 98.4 FT CB N 09 DEG 58 MIN 59 SEC E 35.42 FT TO POB
 FOLIO: 110238.0000

CASE NO: COD-23-0005269
 NAME OF VIOLATOR: NORTH MANHATTEN LLC
 LOCATION OF VIOLATION: 4716 N MANHATTAN AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
 LEGAL DESCRIPTION: DREW PARK RE PLAT OF LOT 23 BLOCK 54
 FOLIO: 108384.0000

CASE NO: COD-23-0005282
 NAME OF VIOLATOR: MARILUZ TORRES
 LOCATION OF VIOLATION: 2520 W UNION ST, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5
 LEGAL DESCRIPTION: MAC FARLANES REV MAP OF ADDITIONS TO WEST TAMPA LOT 5 BLOCK 47
 FOLIO: 179555.0000

CASE NO: COD-23-0005325
 NAME OF VIOLATOR: ZIA REHMAN AND LU CANALS
 LOCATION OF VIOLATION: 8907 N HAMNER AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 5-109.5 21-8 21-27 22-8
 LEGAL DESCRIPTION: CASA LOMA SUBDIVISION LOTS 30 TO 35 INCL BLOCK 14
 FOLIO: 100471.0000

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

CASE NO: COD-23-0001967
 NAME OF VIOLATOR: C/O LISA R THOMPSON & ANDREW P SCOTT
 LOCATION OF VIOLATION: 5210 N NEBRASKA AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: WITCHMERE N 60 FT OF E 180 FT OF LOT 4 BLOCK 4
 FOLIO: 164536.0000

CASE NO: COD-23-0002010
 NAME OF VIOLATOR: EVELYN TRIMINIO AND JOSE PONCE ET AL
 LOCATION OF VIOLATION: 2607 E 112TH AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: SHERWOOD HEIGHTS UNIT NO 3 LOT 4 BLOCK 7
 FOLIO: 141150.0000

CASE NO: COD-23-0002169
 NAME OF VIOLATOR: YOHANDRY SANAME
 LOCATION OF VIOLATION: 2215 E 20TH AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: MAYS ADDITION LOT 4 BLOCK 6
 FOLIO: 188239.0000

CASE NO: COD-23-0002242
 NAME OF VIOLATOR: TODD R PORTER
 LOCATION OF VIOLATION: 913 E GENESEE ST, TAMPA, FL
 CODE SECTIONS: 5-105.1
 LEGAL DESCRIPTION: W 175 FT OF E 405 FT OF S 145 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 LESS WEST 65 FT THEREOF
 FOLIO: 171279.0000

CASE NO: COD-23-0002333
 NAME OF VIOLATOR: ZIBANNASA AKANDA
 LOCATION OF VIOLATION: 1806 E ANNONA AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: TAMPA OVERLOOK LOT 14 BLOCK 65
 FOLIO: 144746.0000

CASE NO: COD-23-0002504
 NAME OF VIOLATOR: JORGE VILLEGAS
 LOCATION OF VIOLATION: 512 E HUGH ST, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: CENTRAL PARK BLKS 1 2 4 TO 12 13 14 AND 15 LOT 14 BLOCK 5
 FOLIO: 182948.0000

CASE NO: COD-23-0002517
 NAME OF VIOLATOR: ROSALIE URISO/TRUSTEE
 LOCATION OF VIOLATION: 4182 E HILLSBOROUGH AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: LOT BEG 50 FT N OF SE COR OF SE 1/4 OF SW 1/4 AND RUN W 100 FT N 50 FT W 50 FT N 157 FT E 150 FT & S TO BEG LESS E 10 FT FOR RD R/W
 FOLIO: 152764.0000

CASE NO: COD-23-0002540
 NAME OF VIOLATOR: FREDDY OMAR AND DENISE TORRES
 LOCATION OF VIOLATION: 219 MARHAM AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1
 LEGAL DESCRIPTION: HAMNER'S MARJORY B AND W E FLORILAND E 33 1/2 FT OF LOT 16 AND W 59.5 FT OF LOT 17 BLOCK 2
 FOLIO: 99692.0000

CASE NO: COD-23-0002551
 NAME OF VIOLATOR: C/O MARK ROLLINS
 LOCATION OF VIOLATION: 1406 E 21ST AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: PANAMA LOT 10 BLOCK 9
 FOLIO: 186405.0000

CASE NO: COD-23-0002662
 NAME OF VIOLATOR: ELIZABETH PEREZ MONDEJA ET AL
 LOCATION OF VIOLATION: 8020 N EDISON AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: SINEWOOD LOTS 18 AND 19
 FOLIO: 101769.0000

CASE NO: COD-23-0002702
 NAME OF VIOLATOR: JONATHAN GREENSTEIN ET AL
 LOCATION OF VIOLATION: 7309 N TALIAFERRO AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: WARNER SUBDIVISION LOT 118 AND THAT PORTION OF VACATED ALLEY LYING EASTERLY OF LOT 118
 FOLIO: 161474.0000

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

7/26-8/16/24LG 4T

HILLSBOROUGH COUNTY

interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds. If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
DATED July 19, 2024
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, FL 32810
Tel: (407) 730-4644
Attorney for Plaintiff
Service Emails:
akalman@lenderlegal.com
EService@LenderLegal.com

CERTIFICATE OF SERVICE
 I HEREBY CERTIFY that a true and exact copy of the foregoing was furnished by U.S. Mail and email, as required, this 19th day of July 2024 to:
RODDY COOKE
10903 Wildcat Dr.
Riverview, FL 33579
HEATHER COOKE
10903 Wildcat Dr.
Riverview, FL 33579
PORTFOLIO RECOVERY ASSOCIATES, LLC.
By serving: Corporation Service Company
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525
Robert L. Tankel, Esquire
Robert Tankel, P.A.
1022 Main Street, Ste. D
Dunedin, FL 34698
pleadings@tankellawgroup.com
Attorney for PANTHER TRACE HOMEOWNERS' ASSOCIATION, INC.
/s/ Alexandra Kalman
Alexandra Kalman, Esq.
Florida Bar No. 109137
11080-997565

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIRCUIT CIVIL DIVISION
 Case No.: 24-CA-002060
 Division: G

TOMAS PEREZ, an individual,
 Plaintiff,
 vs.
 FUZION GROUP, INC., an administratively dissolved Florida corporation, AGUILA SANDWICH SHOP CORPORATION, an administratively dissolved Florida corporation, ALEXANDER RODRIGUEZ, an Individual, and MAYTE ALVAREZ CABRERA, an Individual,
 Defendants.

NOTICE OF ACTION FOR COMPLAINT
 TO: Alexander Rodriguez, as an individual
 3324 W. Woodlawn Avenue
 Tampa, FL 33607
 Alexander Rodriguez, as President of Aguilas Sandwich Shop Corporation
 3324 W. Woodlawn Avenue
 Tampa, FL 33607
 Alexander Rodriguez, as Registered agent for Fuzion Group, Inc.
 3324 W. Woodlawn Avenue
 Tampa, FL 33607

YOU ARE NOTIFIED that a Complaint has been filed against you and that you are required to serve a copy of your written defenses to it, if any, on:
 Pedro W. Rodriguez, Esq.
 PEDRO W. RODRIGUEZ, P.A.
 607 West Martin Luther King Jr. Boulevard
 Tampa, Florida 33603
 Email for service: pwr@pwresq.com

**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 **8/28/2024 at 1:00 P.M.** to hear the below listed cases which are in violation of the City of Tampa Code. Information listed below describes the case number, property owner(s), violation address, code section violated, and legal description of subject property in that order. The hearing will be held in the Community Room, 1st floor, City Center, 2555 E Hanna Ave, Tampa, Florida 33610. Affected property owners will be given the opportunity to discuss the alleged violations. Should anyone have any questions regarding these cases, please call the Office of the City Clerk at (813) 274 8397. Please note that if any person decides to appeal any decision made by the Code Enforcement Special Magistrate with respect to any matter considered at the hearing, they will need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

CASE NO: COD 23-0003743
 NAME OF VIOLATOR: ROBERT LOVAGLIO
 LOCATION OF VIOLATION: 4003 W FIO ST, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 21-27
 LEGAL DESCRIPTION: ROSEDALE NORTH LOTS 16 17 AND 18 BLOCK 1
 FOLIO: 115058.0000

CASE NO: COD-23-0004522
 NAME OF VIOLATOR: BRYAN AND ALLISON ANGER
 LOCATION OF VIOLATION: 4428 W OKLAHOMA AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: GANDY GARDENS 2 W 55.8 FT OF LOT 15 & E 12.2 FT OF LOT 16 BLOCK 9
 FOLIO: 131497.0000

CASE NO: COD-23-0004786
 NAME OF VIOLATOR: ROCIO RAMOS GARCIA
 LOCATION OF VIOLATION: 2514 W SOUTH AVE, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: ARMENIA GARDENS LOT 40
 FOLIO: 107445.0000

CASE NO: COD-23-0005238
 NAME OF VIOLATOR: ASLEY GARCIA
 LOCATION OF VIOLATION: 6615 INTERBAY BLVD, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4 21-27
 LEGAL DESCRIPTION: PARNELL'S SUBDIVISION LOT 8
 FOLIO: 137673.0000

CASE NO: COD-23-0005317 SPECIALTY REVIEW
 NAME OF VIOLATOR: GURJOTPAL SINGH BATRA
 LOCATION OF VIOLATION: 801 BAYSHORE BLVD, TAMPA, FL
 CODE SECTIONS: 5-105.1 5-106.9.1(6) 5-108.4
 LEGAL DESCRIPTION: MORRISON GROVE SUBDIVISION LOT 1 BLOCK 14
 FOLIO: 196951.0000

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

8/2-8/23/24LG 4T

HILLSBOROUGH COUNTY

on or before September 5, 2024, and file the original with the clerk of this Court at: Clerk of the Circuit Court, P.O. Box 989, Tampa, Florida 33601-0989

before service on Plaintiff or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

Dated 7/31/2024
 Cindy Stuart
 Clerk of the Circuit Court
 By: s/ Isha Tirado-Baker
 Deputy Clerk

8/9-8/30/24LG 4T

IN THE COUNTY COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
 CASE NO: 24-CC-013871

BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC.,
 a Florida not-for-profit corporation,
 Plaintiff,
 vs.

LINDA TAYLOR, an unmarried woman 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. 24-CC-013871, of the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, wherein BRENTWOOD HILLS HOMEOWNERS' ASSOCIATION, INC. is Plaintiff, and LINDA TAYLOR and UNKNOWN TENANT, are Defendants, the Clerk of the Hillsborough County Court will sell to the highest bidder for cash on September 20, 2024, in an online sale at www.hillsborough.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

Lot 61, Block 1, BRENTWOOD HILLS TRACT A, UNIT 2, PHASE 1, according to the map or plat thereof, as recorded in Plat Book 75, Page 31, of the Public Records of Hillsborough County, Florida.

Property Address: 517 Sand Ridge Drive, Valrico, FL 33594-4038

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

Dated July 31, 2024

/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

HILLSBOROUGH COUNTY

8/9-8/16/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA

CIVIL DIVISION
 CASE NO.: 24-CC-022020

OAKS AT RIVERVIEW COMMUNITY ASSOCIATION, INC.,
 Plaintiff,
 vs.

DARRYL LEE HAWKINS, A SINGLE MAN,
 Defendant(s).

NOTICE OF SALE

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 31, 2024 by the Court of HILLSBOROUGH County, Florida. The Clerk of the Court will sell the property situated in HILLSBOROUGH County, Florida described as:

LOT NO. 6 IN BLOCK NO. 10 OF OAKS AT RIVERVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103 AT PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

and commonly known as: 7505 N Dixon Ave, Tampa, FL 33604; including the building, appurtenances, and fixtures located therein, to the highest and best bidder, for cash, on the **HILLSBOROUGH County public auction website at <http://www.hillsborough.realforeclose.com>, on September 20, 2024 at 10:00AM.** Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis pendens must file a claim within 60 days after the sale.

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

Dated this July 31, 2024

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

202 S. Rome Ave. #125, Tampa, FL 33606
 pleadings@frazierbowles.com
 45182.70

8/9-8/16/24LG 2T

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

CASE NO: 23-CC-118242

PARK LAKE AT PARSONS
 CONDOMINIUM ASSOCIATION INC,
 Plaintiff,
 v.

AUNDREA D. NEAL,
 Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment entered in this cause on May 15, 2024, and Order on Plaintiff's Motion to Reset Foreclosure Sale entered in this cause on July 26, 2024 in the County Court of the Thirteenth Judicial Circuit in and for Hillsborough County, Florida, that the office of Cindy Stuart, the Clerk of the Circuit Court, shall sell the property situated in Hillsborough County, Florida, legally described as:

Unit 1002, of PARK LAKE AT PARSONS, a Condominium, according to the Declaration of Condominium thereof as recorded in the Official Records Book 16007, Page 1415, of the Public Records of Hillsborough County, Florida, and any amendments thereto, together with its undivided share in the common elements,

at public sale, to the highest and best bidder, for cash, electronically online at the following website: <http://www.hillsborough.realforeclose.com>, beginning at 10:00 a.m., on the 20th day of September, 2024.

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, Hillsborough County, County Center, 13th Floor, 601 E. Kennedy Blvd., Tampa, FL 33602, Telephone (813) 276-8100, via Florida Relay Service.

Dated this 31st day of July, 2024.

/s/ Francis Hannon, Esq.
 FRANCIS HANNON, ESQ.
 Florida Bar No. 98528
 francis@dewittlaw.com
 DeWitt Law Firm, P.A.
 1560 West Cleveland Street
 Tampa, Florida 33606
 Tel: (813) 251-2701
 Fax: (813) 251-2704
 Attorney for Plaintiff

8/9-8/16/24LG 2T

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 898212 from AG EHC || (LEN) Multi State 4, LLC. Application received: 07/08/2024. Proposed activity: Residential. Project name: Mad-dux Fern Hill. Project size: 17.4 Ac +/- Location: Section(s) 30 Township 30 South, Range 20 East, in Hillsborough County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 2379 Broad Street, Brooksville, FL 34604-6899. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management (Continued on next page)

HILLSBOROUGH COUNTY

District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Any one requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.

8/9/24LG 1T

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

CASE NO. 24-CP-2474

DIVISION: A

Florida Bar #308447

IN RE: ESTATE OF
GERALDINE ADAMS BOYETTE,
Deceased.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the Land Use Hearing Officer, pursuant to Hillsborough County Ordinance 92-05, beginning at 9:00 a.m., August 26, 2024 at County Center, 2nd Floor, Board of County Commissioners Boardroom, 601 E Kennedy Blvd, Tampa, FL 33602, to hear the following requests. **Virtual participation in this public hearing is available through communications media technology, as described below.**

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

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

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

In Person Participation: While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp. Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meetings" button
- Listening to the hearing on smart phones by going to the above Facebook or YouTube link.

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

The decision of the Land Use Hearing Officer will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

The review of the Zoning Hearing Master's recommendation by the Board of County Commissioners of Hillsborough County shall be restricted to the record as defined in Hillsborough County Ordinance 92-05, unless additional evidence and/or oral argument is permitted pursuant to the terms of the ordinance.

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

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

VARIANCE REQUEST

Petition VAR 24-0915, filed on 06/04/24 by Batista Jaime M. & Lopez Rosalba, of 10715 Tabor Dr, Tampa, FL 33625, ph (813) 420-4487. Requesting a Variance to Lot Development Standards and to Accessory Structure Requirements. The property is presently zoned RSC-6 and is located at 10715 Tabor Dr.

Petition VAR 24-0934, filed on 06/05/24 by James A. Drass & Bonnie P. Gillispie, represented by David J. Lehr & Kevin M. Hirsh / LS Carlson Law, of 2255 Glades Rd, Ste 324-A, Boca Raton, FL 33431, ph (561) 462-2470. Requesting a Variance for Underage Occupancy within the Sun City Center Senior Citizen Overlay District. The property is presently zoned PD-MU (73-0186) and is located at 1621 Woodmar Dr.

Petition VAR 24-0951, filed on 06/11/24 by Cynthia A. Smith & Terry M. Smith Jr., of 112 S Forest St, Plant City, FL 33563, ph (813) 763-7066. Requesting a Variance to Lot Development Standards. The property is presently zoned AS-1 and is located at 450 Ft S of Elijah Trl & Beal Rd intersection, E side of Beal Rd.

Petition VAR 24-0989, filed on 06/24/24 by Ryan King, of 1081 E Brandon Blvd, Brandon, FL 33511, ph (813) 643-2292. Requesting a Variance to Lot Development Standards. The property is presently zoned AS-1 and is located at 3331 & 3339 Sirona Rd.

Petition VAR 24-0994, filed on 06/26/24 by Brandon (Tampa) LP / North American Development Group, represented by Kevin Reali / Stearns Weaver Miller, of 401 E Jackson St, Ste 2100, Tampa, FL 33602, ph (813) 223-4800. Requesting a Variance to Sign Requirements. The property is presently zoned PD (82-0421), PD (85-0339), PD (82-0275), IPD-2 (89-0221) and is located at N side of Brandon Town Center Dr & Causeway Blvd intersection.

Petition VAR 24-0995, filed on 06/26/24 by Cecilio Rivera, represented by Pablo Rivera, of 1522 Sydney Dover Rd., Dover, FL 33527, ph (813) 279-4951. Requesting a Variance to Temporary Manufactured Home Facilities and Variance to Landscape Buffering and Screening Requirements. The property is presently zoned ASC-1, AS-1 and is located at 1522 Sydney Dover Rd.

Petition VAR 24-0998, filed on 06/26/24 by Max & Pamela Chesler, of 6210 W Linebaugh Ave, Tampa, FL 33625, ph (813) 230-2600 / (813) 205-5121. Requesting a Variance to Minimum Lot Width Standards. The property is presently zoned A1 and is located at 6208 & 6210 W Linebaugh Ave.

Petition VAR 24-1021, filed on 07/01/24 by Luis C. Melo Fonseca & Adriana I. Perez Perez, of 8404 Foxcroft Dr, Tampa, FL 33615, ph (502) 468-2005. Requesting a Variance to Lot Development Standards. The property is presently zoned RSC-6 and is located at 8404 Foxcroft Dr.

Petition VAR 24-1028, filed on 07/02/24 by Agueda M. Vargas, of 6906 N Hale Ave, Tampa, FL 33614, ph (813) 531-5241. Requesting a Variance to Lot Development Standards and Variance to Accessory Dwelling Requirements. The property is presently zoned RSC-9 and is located at 6906 N Hale Ave.

Petition VAR 24-1029, filed on 07/02/24 by Yosvany Ruiz Capote, of 2918 W Fern St, Tampa, FL 33614, ph (813) 679-8004. Requesting a Variance to Accessory Dwelling Requirements. The property is presently zoned RSC-6 and is located at 2918 W Fern St.

Petition VAR 24-1030, filed on 07/02/24 by Albert & Sandra Ivy, of 3404 Holland Dr, Brandon, FL 33511, ph (813) 681-2615. Requesting a Variance to Fence Requirements. The property is presently zoned RSC-2 and is located at 3404 Holland Dr.

Petition VAR 24-1048, filed on 07/02/24 by Justin Marx, of 19115 Crooked Ln, Lutz, FL 33548, ph (305) 607-0235. Requesting a Variance to Landscape Buffer Requirements. The property is presently zoned CG, CG (R) and is located at 19013 & 19015 N 41 Hwy.

SPECIAL USES

Petition SU-CFW 24-0828, filed on 05/16/24 by APC Towers IV, LLC, represented by Mattaniah S. Jahn / Law Office of Mattaniah S. Jahn, of 935 Main St, Ste C4, Safety Harbor, FL 34695, ph (727) 773-2221. Requesting a Special Use Wireless Communication Facility and Variance to Easement Requirements. The property is presently zoned AR and is located at 6906 Williams Rd.

8/9/24LG 1T

HILLSBOROUGH COUNTY**NOTICE TO CREDITORS**

The administration of the estate of GERALDINE ADAMS BOYETTE, deceased, Case Number 24-CP-2474, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of decedent and other persons who have claims or demands against decedent's estate, including unma-

HILLSBOROUGH COUNTY

tured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this Notice is August 9, 2024.

Personal Representative:
SANDRA KAY BOYETTE HARTMAN,
a/k/a SANDRA KAYE BOYETTE,
f/k/a SANDRA KAY BOYETTE
15826 Aurora Lake Circle
Wimauma, FL 33598

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

8/9-8/16/24LG 2T

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

Case No.: 24-CA-001766

Division: H

RAMESH HARJANI,

Plaintiff,

vs.

JADE BEAL,

Defendant.

NOTICE OF ACTION FOR COMPLAINT

TO: JADE BEAL

Address Unknown
(Last known address -
367 Guilford Street, Buffalo, NY 14211)

YOU ARE NOTIFIED that a Complaint has been filed against you and that you are required to serve a copy of your written defenses to it, if any, on:

Pedro W. Rodriguez, Esq.
PEDRO W. RODRIGUEZ, P.A.
607 West Martin Luther King Jr. Boulevard
Tampa, Florida 33603
Email for service: pwr@pwresq.com

on or before September 5, 2024, and file the original with the clerk of this Court at:

Clerk of the Circuit Court, P.O. Box 989,
Tampa, Florida 33601-0989

before service on Plaintiff or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

Dated 7/31/2024

Cindy Stuart

Clerk of the Circuit Court

By: s/ Isha Tirado-Baker

Deputy Clerk

8/9-8/30/24LG 4T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 24-CP-2439

Division A

IN RE: ESTATE OF

M. CURTIS KEETON, A/K/A

MILTON CURTIS KEETON

Deceased.

NOTICE TO CREDITORS

The administration of the estate of M. Curtis Keeton, a/k/a Milton Curtis Keeton, deceased, whose date of death was July 5, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg St., Room 206, 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.

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:

Marc Cateriny

1598 14th Street

Orange City, Florida 32763

Attorney for Personal Representative:

Harvey Schonbrun, Esquire

Attorney

Florida Bar Number: 149062

P.O. Box 20587

Tampa, Florida 33622-0587

HILLSBOROUGH COUNTY

Telephone: (813) 229-0664
Fax: (813) 228-9471
E-Mail: harvey@schonbrun.com
Secondary E-Mail: amber@schonbrun.com
8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 24-CP-001988

Division A

IN RE: ESTATE OF

ROGERS WILLIAMS BARRETT

Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rogers Williams Barrett, deceased, whose date of death was April 6, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twigg 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.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:

Eric R. Barrett

4908 E. Idlewild Avenue

Tampa, Florida 33610

Attorney for Personal Representative:

Kristopher E. Fernandez, Esquire

Watson Sloane PLLC

Florida Bar Number: 0606847

Kristopher E. Fernandez, Esquire

114 S. Fremont Avenue

Tampa, Florida 33606

Telephone: (813) 832-6340

E-Mail: service@kfernandezlaw.com

8/2-8/9/24LG 2T

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

CASE NO: 23-DR-011042

DIVISION: E

YISEL MUNOZ,

Petitioner,

And

WILLIAM PORTIEL,

Respondent.

NOTICE OF ACTION FOR PETITION FOR PATERNITY AND OTHER RELIEF

TO: WILLIAM PORTIEL

Address is unknown

YOU ARE NOTIFIED that an action has been filed against you for a Petition for Paternity and Other Relief and that you are required to serve a copy of your written defenses, if any, to it on CYNTHIA J. HERNANDEZ, attorney for the Petitioner, whose address is 506 N. Armenia Ave., Tampa, FL 33609 on or before September 9, 2024 and file the original with the clerk of this Court at 800 E. Twigg St., Tampa, Florida 33602, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

A copy of the Affidavit of Diligent Search is attached hereto as Exhibit "A".

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file 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 to the address on record at the clerk's office.

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

Dated 7/30/2024

Cindy Stuart

Clerk of the Circuit Court

By: s/ Isha Tirado-Baker

Deputy Clerk

8/2-8/23/24LG 4T

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

FILE NO: 24-CP-002450

DIV.: A

IN RE: ESTATE OF

WILLIAM CARLTON CHRISTIANSON,

Deceased.

NOTICE TO CREDITORS

The administration of the estate of WILLIAM CARLTON CHRISTIANSON, deceased, whose date of death was April 23, 2023, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 PUBLICATION OF THIS NOTICE.

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

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

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 Florida Statutes section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes section 732.221.

The date of first publication of this notice is August 2, 2024.

Personal Representative:
/s/ David Dean Christianson
DAVID DEAN CHRISTIANSON
1816 Doris Corner Road
Felton, DE 19943
Attorney for Personal Representative:
/s/ Emma Hennes
Emma Hennes, Esq.
Florida Bar # 56960
HENNESSY FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, FL 33510-4515
(813) 661-5297
(813) 689-8725 fax
service@henneslaw.com
probate@henneslaw.com
8/2-8/9/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION

File No. 24-CP-002315

IN RE: ESTATE OF

MAUREEN F. ROYAL

Deceased.

NOTICE TO CREDITORS

The administration of the estate of MAUREEN F. ROYAL, deceased, whose date of death was June 10, 2024; File Number 24-CP-002315, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth

HILLSBOROUGH COUNTY

002131, by the Circuit Court for Hillsborough County, Florida, Probate Division the address of which is P.O. Box 1110, Tampa, FL 33601; that the decedent's date of death was September 2, 2023; that the total value of the estate is \$0.00 (exempt property only) and that the names and addresses of those to whom it has been assigned by such order are: KEITH W. MERRITT, 9628 Harry Place, Dover, FL 33527.

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

The date of first publication of this notice is August 2, 2024.
Petitioner:
/s/ Keith W. Merritt
KEITH W. MERRITT
9628 Harry Place
Dover, FL 33527

Attorney for Petitioner:
/s/ Dana Kemper
Dana Kemper, Esq.
Florida Bar # 0044337
HEMNESS FALLER ELDER LAW
309 N. Parsons Avenue
Brandon, FL 33510-4515
(813) 661-5297
(813) 689-8725 fax
dana@hemnesslaw.com
service@hemnesslaw.com
8/2-8/9/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-023631
Division S

WALDEN LAKE COMMUNITY ASSOCIATION, INC., Plaintiff,
vs.
RAYMOND T. HARRIS, JR. AND MICHELLE L. HARRIS, Defendants.

NOTICE OF ACTION

TO: RAYMOND T. HARRIS, JR. AND MICHELLE L. HARRIS
2735 Horseshoe Drive
Plant City, FL 33566
YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:
Lot 63, Block 4 of THE PADDOCKS PHASE THREE, according to the plat thereof as recorded in Plat Book 58, Page 26 of the Public Records of Hillsborough County, Florida.
A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Brittanie Burns, Esq., Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
This notice shall be published once each week for two consecutive weeks in La Gaceta Newspaper.

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

WITNESS my hand and the seal of this Court on this 22nd day of July, 2024.
Cindy Stuart, Clerk of Court
By: /s/ Isha Tirado-Baker
Deputy Clerk
Brittanie M. Burns, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
8/2-8/9/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-008808 – DIVISION V

HIDDEN HAVEN II HOMEOWNERS ASSOCIATION, INC., Plaintiff,
vs.
JANELY FLORES, an unmarried woman, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 24, 2024 by the County Court of Hillsborough County, Florida, the property described as:
Lot 1 and the Westerly 6.41 feet of Lot 2, Hidden Haven II, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 10, of the Public Records of Hillsborough County, Florida.
PROPERTY ADDRESS: 3381 W. Hidden Haven Court, Tampa, FL 33607
will be sold by the Hillsborough County Clerk at public sale on **September 6, 2024 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 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.

HILLSBOROUGH COUNTY

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
Facsimile No.: (813) 440-2046
Attorneys for Plaintiff
8/2-8/9/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-027993
Division J

LAKE BRANDON ASSOCIATION, INC., Plaintiff,
vs.
GURUPRASAD KIRTIWAR, Defendant.

NOTICE OF ACTION

TO: GURUPRASAD KIRTIWAR
2655 Oleander Lakes Drive
Brandon, FL 33511
YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:
Lot 5, Block 20, Edgewater at Lake Brandon, according to the map or plat thereof, as recorded in Plat Book 103, Page(s) 73 through 86, inclusive, of the Public Records of Hillsborough County, Florida.
and more commonly known as 2655 Oleander Lakes Drive Brandon, FL 33511.
A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Brittanie Burns, Esq., Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
This notice shall be published once each week for two consecutive weeks in La Gaceta Newspaper.
ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court on this 29th day of July, 2024.
Cindy Stuart, Clerk of Court
By: /s/ Isha Tirado-Baker
Deputy Clerk
Brittanie M. Burns, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
8/2-8/9/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No: 24-CP-001822
Division: B

IN RE: ESTATE OF CHARLENE SHOWS, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Charlene Shows, deceased, whose date of death was 1/7/23, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 800 E. Twiggs Street, Tampa, FL 33602. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is August 2, 2024.
Personal Representative:
s/ Donald Shows
Donald Shows
15147 Springview St.
Tampa, FL 33624
Attorney for Personal Representative:
s/ Deborah Rose Tracy
Deborah Rose Tracy, Esq.
Law Offices of Deborah Rose Tracy PA
10150 Highland Manor Dr., Ste. 200
Tampa, FL 33610
deborah@dttracylaw.com
FBN: 0076198
(813) 314-2133

HILLSBOROUGH COUNTY

8/2-8/9/24 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-002295
Division A

IN RE: ESTATE OF ANDREA MARIE DUNCAN Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANDREA MARIE DUNCAN, deceased, whose date of death was May 13, 2024, is pending in the Circuit Court for HILLSBOROUGH County, Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, FL 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

Notwithstanding the time periods set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.

The date of first publication of this notice is August 2, 2024.

Personal Representative:
/s/ Danny Tolly
Danny Tolly
9077 Arndale Cir.
Tampa, Florida 33615

Attorney for Personal Representative:
/s/ Mary G. McDermott
Mary Greenwood McDermott, Esq.
Attorney
Florida Bar Number: 612456
Brandon Family Law Center, LLC
710 Oakfield Dr., Ste 254
Brandon, Florida 33511
Telephone: (813) 653-1744
Fax: (813) 654-6830
E-Mail: service@brandonfamilylaw.com
Sec E-Mail: mary@brandonfamilylaw.com
8/2-8/9/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 23-CC-115186, DIVISION O

RIVERCREST COMMUNITY ASSOCIATION, INC., Plaintiff,
vs.
ANGEL JOEL ORTIZ ARROYO, a single man, Defendant.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure entered in this cause on July 24, 2024 by the County Court of Hillsborough County, Florida, the property described as:
Lot 5, Block 21, Rivercrest Phase 2 Parcel "N", according to the map or plat thereof, as recorded in Plat Book 101, Page(s) 238 through 248, inclusive, of the Public Records of Hillsborough County, Florida.
PROPERTY ADDRESS: 11379 Cocoa Beach Drive, Riverview, FL 33569.
will be sold by the Hillsborough County Clerk at public sale on **September 13, 2024 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.

CITY OF TEMPLE TERRACE
NOTICE OF PUBLIC HEARING
FOR THE RIGHT-OF-WAY VACATION OF BROADWAY AVENUE

LEGAL NOTICE IS HEREBY GIVEN that the Mayor and City Council of the City of Temple Terrace, Florida, have scheduled a PUBLIC HEARING for Tuesday, August 20, 2024 at 6:00 p.m., in the Council Chambers at City Hall, 11250 North 56th Street, on a petition to partially vacate the Broadway Avenue public right-of-way, an unimproved road, located between South Riverhills Drive and the Hillsborough River. The area is described as approximately 32.50 feet in width, east of 111 South Riverhills Drive, and 280 feet in length, south of South Riverhills Drive, containing approximately an area of 9,100 square feet.
At the public hearing, all interested persons will be given an opportunity to speak for or against the right-of-way vacation. Information concerning this matter is on file and available for examination in the Public Works Building at 11210 N 53rd Street, Temple Terrace, FL 33617 during regular business hours.
Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 p.m. two business days prior to the meeting.
Dated this 2nd day of August, 2024
Cheryl A. Mooney
City Clerk
8/9/24LG 1T

HILLSBOROUGH COUNTY

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
Facsimile No.: (813) 440-2046
Attorneys for Plaintiff
8/2-8/9/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-033578

TREMONT I CONDOMINIUM ASSOCIATION, INC., Plaintiff,
vs.

THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PATRICIA K. GRAY, DECEASED, AND THE ESTATE OF PATRICIA K. GRAY, DECEASED, Defendants.

NOTICE OF ACTION

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or Other Claimants claiming by through, under, or against Patricia K. Gray, deceased, and the Estate of Patricia K. Gray, deceased, 761 Tremont Greens Lane, Sun City Center, FL 33573
YOU ARE NOTIFIED of an action to foreclose a lien on the following property in Hillsborough County, Florida:
Condominium Unit 61, of TREMONT I CONDOMINIUM, a Condominium, according to the plat thereof recorded in Condominium Plat 17, Page 50 and being further described in that certain Declaration of Condominium recorded in Official Records Book 9432, Page 1, and as amended from time to time, of the Public Records of Hillsborough County, Florida, together with its undivided interest in the common elements, and more commonly known as 761 Tremont Greens Lane, Sun City Center, FL 33573.
A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Alexa Camarena Caldevilla, Esq., Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
This notice shall be published once each week for two consecutive weeks in La Gaceta Newspaper.
ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled to, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Hillsborough County Courthouse, 800 E. Twiggs Street, Room 604, Tampa, FL 33602, 813.272.7040, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 (seven) days; If you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court on this 29th day of July, 2024.
Cindy Stuart, Clerk of Court
By: /s/ Isha Tirado-Baker
Deputy Clerk
Alexa Camarena Caldevilla, Esq.
BUSH ROSS, P.A.
P.O. Box 3913, Tampa, FL 33601
Telephone: (813) 204-6492
Counsel for Plaintiff
8/2-8/9/24LG 2T

IN THE COUNTY COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-CC-003550, DIVISION P

PLACE ONE CONDOMINIUM ASSOCIATION, INC., Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST PATRICIA K. GRAY, DECEASED, AND THE ESTATE OF PATRICIA K. GRAY, DECEASED, Defendants.

HILLSBOROUGH COUNTY

vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ULISSEE A. MIDDLETON, DECEASED, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the *In Rem* Final Judgment of Foreclosure entered in this cause on June 25, 2024 by the County Court of Hillsborough County, Florida, the property described as:
Unit 190-F, of PLACE ONE CONDOMINIUM, in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions according to the Declaration of Condominium recorded in O.R. Book 3809, Page 886 and the map or plat thereof as recorded in Plat Book 3, Page 45, of the Public Records of Hillsborough County, Florida, together with an undivided interest in the common elements appurtenant thereto.
PROPERTY ADDRESS: 7529 Pitch Pine Circle, #A, Tampa, FL 33617.
will be sold by the Hillsborough County Clerk at public sale on **September 13, 2024 at 10:00 A.M.**, electronically online at <http://www.hillsborough.realforeclose.com>.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (60) days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA 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
Facsimile No.: (813) 440-2046
Attorneys for Plaintiff
8/2-8/9/24LG 2T

Notice of Public Auction

Notice of Public Auction Notice of public auction for monies due on storage units. The auction will be held on August 21st, 2024, at or after 8:00 a.m. and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

9505 N. Florida Ave., Tampa, FL 33612

Josmar Rodriguez Ramos	A001	\$647.30
Randolph Loumsbery	B650	\$450.90
Russell Hopley	1066	\$477.40
Karen Garcia	B585	\$641.60
Amanda Austin	B426	\$297.80
Latasha Henry	B283	\$508.76
Hurley Raney	B388	\$397.85
Pueyo Corrales	B049	\$514.50
Stephen Pantapas	B222	\$694.70
Kendra Green	B353	\$1,238.35
Tariq Hutchinson	B055	\$653.30
Hannah Herz	B023	\$381.95
Pueyo Corrales	1038	\$461.50
John Illory	B046	\$535.60
Thomas Whitest	A003	\$458.20
Tequila Smith	1011	\$652.25
Marliza Cintron	B354	\$254.80
Jasmine Young	1079	\$843.00
Rashon Goode	B018	\$440.30
Pueyo Corrales	1017	\$461.50
Yolanda Booker	B454	\$572.75
Olivia Maldonado	B059	\$291.90
Shantell Peters	B543	\$254.80
Alyssa Hassell	B642	\$450.90
Sylvia Torres	B235	\$466.80
Angelia Pitts	B043	\$397.85
Brianna Graves	B332	\$503.80
Sherla Paulsen	B348	\$519.80
Ladiva Stampley	B479	\$641.60
Amy Porter	B223	\$979.50
Jessica Harness	B376	\$318.35
Terri Dunn	B611	\$641.00
Eric Knight	B136	\$874.85
Terry Autrand	1020	\$477.40
Santana Virginia	B672	\$437.60
Shareece Bowman	B436	\$335.75
Yosvani Rivas Alvarez	B540	\$397.80
Kimberly Briannalysse		
Nicolaena Cedeno	B137	\$886.80
Barton Koonitz	B708	\$126.54
Kenrick Augustus	B471	\$644.20
Darrick Whitehead	B524	\$461.50
Ashley Williams	B156	\$302.50
Tierra Sider	B309	\$903.75
Christopher Brooks	1016	\$843.00

10415 N. Florida Ave., Tampa, FL 33612

Dramontae Lee	196	\$383.67
Dailin Lara	173	\$401.57
Quinnetta Jackson	201	\$501.42
Valerie Brown	256	\$268.45
Jadalyse Rodriguez	709	\$561.64
Christopher Woodard	1168	\$720.20
Tina Rico	269	\$533.69
Tuwanna Ming	425	\$279.23
Xiomara Rubio-Hernandez	1215	\$439.79
Emmanuel Simon	139	\$596.29
Chevon Wallace	1392	\$255.84
Kimberly Kelsey-Johnson	282	\$331.17
Rakisha Gintton	212	\$292.44
James Devlin	1316	\$286.90
Gloria Marulanda	1257	\$672.89
Brittney Pate	1224	\$604.50
Erik Torrete	1325	\$320.82
Shannette Buggs	AB0211F	\$985.80
James McCarr	233	\$840.99
Latarsha Kyng	1161	\$786.00
Courtney Lomsak	290	\$765.37
Brian Watson	252	\$148.92
Timothy Gee	181	\$648.82
Stephen Pantapas	1200	\$317.94
Nina Holmes	1229	\$442.67
George Warner	519	\$1,005.65
Marcellina Weyer	1236	\$475.64

(Continued on next page)

LEGAL ADVERTISEMENT

HILLSBOROUGH COUNTY

Carmen Loveras	120	\$908.84
Robert Hoyt	415	\$268.45
Patricia Ware	259	\$401.04
Carlos Atiles	1370	\$134.40
Darrick Whitehead	143	\$442.14
Kenya Elswoth	262	\$404.04
Kaira Freeman	312	\$681.24
Shannette Buggs	AB9350C	\$1,118.25
Keisha Childs	1151	\$439.79
Amanda Gore	1009	\$610.39
Dezzare Hall	261	\$908.77
Courtney Rogers	1108	\$344.84
2309 Angel Oliva Senior St., Tampa, FL 33605		
Carlos Cuillari	1155E	\$585.17
Jose Medina	1138E	\$416.64
Kobeelee Mascott	2126W	\$541.90
Matt Seman	1160	\$307.60
May Bellamy	2103W	\$423.22
Terrance Warren	119	\$347.20
Jolean Lewis	3003E	\$545.40
Denise Dacus	1210W	\$269.00
Lavern Thompson	2100W	\$299.44
Richard Amato	2018E	\$921.22
Ashantee White	3012E	\$759.84
Brenda Andino	3135W	\$375.24
Micheal Wolverton	2124W	\$695.80
Taylor McDaniel	113	\$522.60
Ki'Aira Brown	3121W	\$362.72
3826 W. Marcum St., Tampa, FL 33616		
Carla Edwards	158	\$684.05
Charlie Lebrat	002	\$382.00
Adrienne Chase	083	\$288.60
Jane Hwang	755	\$398.90
Willie Barber	076	\$497.20
Jesse Davis	147	\$292.40
Yazin Gasga	717	\$365.05
3939 W. Gandy Blvd., Tampa, FL 33611		
Jhonlecia Brown	2020	\$474.90
Dorann Taylor	1643	\$522.14
Cynthia Schuhmann	1168	\$611.95
James Befanis	1838	\$416.70
Delaina Oliver	2599	\$226.44
Chasity Wells	2131	\$305.30
Louis Guthrie	2472	\$796.35
Eric Lonnemann	2360	\$286.90
Robert Parrish	5502	\$338.47
Kindred Hospital	5107	\$618.10
Tina Bentley	2405	\$385.57
Toni Collins	1348	\$658.05
John Moller	2124	\$289.40
Felicia Harris	1684	\$303.07
David Wilson	5024	\$611.95
Ronald Richardson	2559	\$171.12
Keyanna Briggs	2519	\$213.24
Kenneth Porter	1826	\$305.30
Tammie Webb	4303	\$686.10
Trenton Ingram	1842	\$307.30
David Ispas	2116	\$442.14
Audrey Manglona	1151	\$455.70
Kathy Wolfe	4937	\$1,201.00
Justin Harrell	2482	\$451.95

4406 W. Hillsborough Ave., Tampa, FL 33614		
Brandon Reyes	1003	\$428.04
Amanda Richardson	4060	\$761.85
Rudy Augustin	4082	\$200.50
Joseph Berrian	4212	\$323.50
Leyanis Antune	4127	\$325.50
Noriega Thompson	3143	\$1,034.90
Juan Cortes	4317	\$433.90
Alfonzo Valdez	1218	\$409.73
Angel Lizardi	4404	\$103.40
Tenesia Calloway	1215	\$369.74
Anthony Haro	1425	\$565.74
Sherika Fluit	1620	\$338.29
Theo Lane	3016	\$802.30
Tijon Walker	3122	\$597.30
Luanny Concepcion	1223	\$572.87
Larry Johnson	2120	\$259.40
Sara Rose	1410	\$345.89
George Chavis	4313	\$448.80
Elizabeth Gomez	4114	\$323.50
Juan Moya	3126	\$347.20
Tracy Terrell	1224	\$273.74
Jorge Antonio Cruz Cepero	4083	\$451.00
Laura Leandre	4412	\$662.20
Nicole Solis	3154	\$482.30
Shannon Prutzman	3080	\$293.85
Veronica Vargas	1622	\$593.57
Brandon Williams	4242-45	\$483.37
Eddwena Wright	4230	\$323.50
Michael Tadese	4030	\$1,175.07
Sandra Calleja	4134	\$326.25
Amanda Richardson	4021	\$643.25
Daniel Cotten	1302	\$306.44
Eddwena Wright	4233	\$329.50
Valerie Jackson	2007	\$273.87
Rodrck Carwise	1413	\$378.74
Ronald Boyd	1225	\$135.87
Edwin Seymour	3089	\$232.80
Lilmary Centeno Benitez	2023	\$768.74
Yashira Vicente	3097	\$386.49
Larry White	4239	\$467.75
Okie Miller	1314	\$377.59

5404 W. Waters Ave., Tampa, FL 33634		
Walter Girtman	1134	\$437.52
Linda Wellich	2177	\$919.75
Lemuel Riddick	1305	\$349.20
Armani Santana	1082	\$373.22
Jermel Allen	1224	\$536.37
Xavier Francis	2074	\$277.98
Xavier Francis	2182	\$356.00
Simon Velasquez	1381	\$485.37
Deborah Rodney	1034	\$1,437.79
Kenneth Lopera	1443	\$268.45
Carmen Taylor	2136	\$402.12
Armani Santana	1089	\$373.22
Douglas Jones	1028	\$478.74
Armani Santana	1091	\$518.08
Michael Lightfoot	1027	\$909.29
Eric Parker	2116	\$411.10
Sergio Ravell	1225	\$439.34
Jermel Allen	1346	\$1,513.77
Liz Hernandez	2184	\$1,012.44
6111 Gunn Hwy., Tampa, FL 33625		
Cheryl Stanley	1541	\$595.55
Marianne Marquez	2309	\$283.29
Yunier Gomez	1401	\$253.37
Victor Rivera	2465	\$420.99
Erica Soler	2307	\$253.77
Viktoria Tuccio	2647	\$313.14
Andrea Aguilair	2563	\$315.77
Gerardhie Rolon Vazquez	1713	\$495.10
Yashica Kuykendall	3566	\$379.99
Anton Bociak	1029	\$1,183.44
Dawn Dobson	3216	\$148.24
Roderick Harrison	2635	\$297.24
Darwin Cabral	3228	\$408.49
Jose Candelaria Adorno	3417-19	\$1,190.00
Melissa Lauro	3635	\$313.14
Steven Wagner	3308	\$353.77

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Yashica Kuykendall	3653	\$408.49
Karen Young	1036	\$1,266.62
Mariann Marquez	2263	\$361.55
Richard Gonzalez	1309	\$480.22
Edgardo Guerrero	1336	\$195.12
11401 W. Hillsborough Ave., Tampa, FL 33635		
Andrea Hamilton	2023	\$1,118.60
Shirley Keeton Parker	1353	\$680.70
Carmen Pagan	1173	\$342.72
Yasmine Boyd	2024	\$627.75
David Hahn	1333	\$1,097.95
Nicolas Norris	2237	\$762.25
Eberto Hernandez	1269	\$526.24
Ricardo Haynes	1486	\$819.07
3182 Curlew Rd., Oldsmar, FL 34677		
Mara Ficocelli	C301	\$730.72
Larry Spence	C277	\$237.22
Tina Janes	C035	\$888.40
Colleen Hopkins	E120	\$305.04
Michael Mullin	C298	\$511.64
Katrina Williams	D016	\$691.90
Shanelle Thompson	C213	\$480.95
Frank Laurenzana	G006	\$780.08
Patrick McGuire	C167	\$416.62
Jerry Musick	E146	\$1,044.91
Matthew Dallas	F009	\$1,757.84
John Carey	C125	\$1,291.42
Brittany Granbery	A123	\$994.65

8/2-8/9/24LG 2T

IN THE CIRCUIT COURT FOR HILLSBOROUGH COUNTY, FLORIDA
 PROBATE DIVISION
 File No. 2024-CP-1683

IN RE: ESTATE OF PAUL ALAN SEIFERT, Deceased.

NOTICE TO CREDITORS

The administration of the estate of PAUL ALAN SEIFERT, deceased, whose date of death was March 6, 2022, is pending in the Circuit Court for Hillsborough County Florida, Probate Division, the address of which is P.O. Box 3360, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
 MEGAN RENEE GUARDIOLA
 3357 Kylemore Street, #101
 Las Vegas, Nevada 89129

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: kmorales@velizkatzlaw.com
 8/2-8/9/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR HILLSBOROUGH COUNTY
 FAMILY LAW DIVISION
 CASE NO: 24-DR-008976
 DIVISION: R

IN THE INTEREST OF LAH, RAY ALLEN HODGSON AND MARILYN LOUISE HODGSON, Petitioners, and

PATRICIA LYNNE HODGSON, Respondent/Mother, and DAVID RAY HODGSON, Respondent/Father.

NOTICE OF ACTION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY MEMBER
 TO: PATRICIA LYNNE HODGSON
 924 Delanay Circle, Apt. 107
 [last known address; evicted]
 Brandon, FL 33511

YOU ARE NOTIFIED that an action for Temporary Custody by Extended Family Member has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Eileen D. Jacobs, Esq., edjacobs@att.net, P.O. Box 14953, Clearwater, Florida 33766-4953, Attorney for Petitioners, on or before August 29, 2024, and file the original with the clerk of this Court at Clerk of Circuit Court, Attn: Family Law Division, Room 101, 800 E. Twiggs Street, Tampa, Florida 33602, before service on the Attorney for Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the Clerk's Office.

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

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HILLSBOROUGH COUNTY

dismissal or striking of pleadings.

Dated 7/24/2024
 Cindy Stuart
 Clerk of the Circuit Court
 By: s/ Isha Tirado-Baker
 Deputy Clerk
 8/2-8/23/24LG 4T

IN THE CIRCUIT COURT OF THE 13TH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY
 JUVENILE DIVISION
 CASE NO. 20-DP-136
 DIVISION: D

IN THE INTEREST OF:
 A.E.F. DOB: 4/9/2018
 MINOR CHILD

NOTICE OF ACTION

TERMINATION OF PARENTAL RIGHTS
 TO: Allen Brooks DOB: 5/25/1986
 Last Known Address: 1911 W North B St Apt A, Tampa, FL 33606-1516

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.E.F. born on 4/9/2018. You are hereby commanded to appear on **September 17, 2024, at 10:00 AM** before the Honorable Judge Lisa Campbell at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 310, Tampa, FL 33602, for an **ADVISORY HEARING.**

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ADA@FLJud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 25th day of July, 2024.

Cindy Stuart, Clerk of Court
 Hillsborough County, Florida
 8/2-8/23/24LG 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
 CIVIL DIVISION
 Case No.: 24-CA-001762
 Section: A

CLYDE ALLAUGH, Plaintiff,
 vs.

ANITA MILLAN, a/k/a ANITA YVONNE MILLAN and ANITA YVONNE DARLING; STEPHEN PAUL DARLING; and ANY AND ALL UNKNOWN PARTIES, Defendants.

NOTICE OF ACTION

TO: Defendants, STEPHEN PAUL DARLING; and ANY AND ALL UNKNOWN PARTIES, if alive, and if dead, their unknown spouse(s), heir(s), devisee(s), grantee(s), judgment creditor(s), and all other parties claiming by, through, under, or against Defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of Defendants, deceased, and all other parties claiming by, through, under, or against Defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a Defendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described Defendants or parties or claiming to have any right, title, or interest in the subject property described in Plaintiff, CLYDE ALLAUGH, Complaint to Establish an Equitable Lien to Real Property for foreclosure of equitable lien; and for unjust enrichment ("Complaint") filed in this action:

YOU ARE NOTIFIED that an action to establish an equitable lien; for foreclosure of equitable lien; and for unjust enrichment to the following property in Hillsborough County, Florida:

SITE NO. 36, BLOCK 2, OF BAY HILLS VILLAGE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OR BOOK 4525, PAGE 342, ALL ATTACHMENTS AND AMENDMENTS THERETO AND ACCORDING TO THE CONDOMINIUM PLAT AS RECORDED IN CONDOMINIUM PLAT BOOK 7, PAGE 63, AND CONDOMINIUM PLAT BOOK 8, PAGE 4, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS STATED IN SAID DECLARATION OF CONDOMINIUM TO BE APPURTENANT TO THE ABOVE CONDOMINIUM SITE, TOGETHER WITH A 1986 56X26 WOODHAVEN MOBILE HOME WITH ID# GDOCL088611501A & B, PIN: U-10-28-20-24R-000002-00036.0

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Scott W. Fitzpatrick,

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HILLSBOROUGH COUNTY

Esquire, the Plaintiff's attorney, whose address is Eggert Fitzpatrick, 811 Cypress Village Blvd., Ruskin, Florida 33573, 28 days after date of first publication, on or before August 29, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on 7/24/2024
 Cindy Stuart
 Clerk of Circuit Court
 By: s/ Isha Tirado-Baker
 Deputy Clerk
 8/2-8/23/24 4T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
 PROBATE DIVISION
 CASE NO.: 24-CP-1809
 DIVISION: B

IN RE: ESTATE OF BERNARD M. MAYER Deceased.

NOTICE TO CREDITORS

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of BERNARD M. MAYER, deceased, File Number 24-CP-1809, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is Post Office Box 1110, Tampa, Florida 33601. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is August 2, 2024.

Personal Representative:
 John Patten
 d/b/a Patten Fiduciary Services
 15672 Goldfinch Circle
 Westlake, Florida 33470

Attorney for Personal Representative:
 JOHN W. GARDNER, ESQUIRE
 JOHN W. GARDNER, P.A.
 221 East Robertson Street
 Brandon, Florida 33511
 (813) 651-0055
 Florida Bar No.: 745219

8/2-8/9/24LG 2T

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
 PROBATE DIVISION
 Case No.: 24-CP-2343
 Division: A

In Re: The Estate of LILA LONG MENENDEZ A/K/A LILA L. MENENDEZ A/K/A LILA MENENDEZ, Decedent.

NOTICE TO CREDITORS

The administration of the estate of Lila Long Menendez a/k/a Lila L. Menendez a/k/a Lila Menendez, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is P.O. Box 1110, Tampa, Florida 33601.

The names and addresses of the Personal Representative and Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
 ELIZABETH MARIE MENENDEZ
 A/K/A ELIZABETH MENENDEZ
 1508 N. Central Avenue
 Tampa, FL 33603</

HILLSBOROUGH COUNTY

YERIEL REYES BETANCOURT, MARA LIZ BETANCOURT, YAFFED NOEL VELEZ NIEVES, and WORLD OMNI FINANCIAL CORP d/b/a SOUTHEAST TOYOTA FINANCE, Defendants.

NOTICE OF ACTION

TO: YERIEL REYES BETANCOURT Address Unknown

YOU ARE NOTIFIED that Direct General Insurance Company has instituted an Action for Declaratory Judgment against you in the Circuit Civil in and for Hillsborough County and you are required to serve a copy of your written defenses and responses to Plaintiff's Combined First Request for Admissions and Request for Production to Defendant, YERIEL REYES BETANCOURT, if any, to it on McFARLANE LAW, whose address is 210 N. University Drive, 6th Floor, Coral Springs, Florida 33071, and file the original with the Clerk of Court at 800 E. Twiggs Street, Tampa, FL 33602 on or before 8/27/2024, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Declaratory Judgment.

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

Witness my hand and seal of this Court on this 22nd day of July, 2024.

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

7/26-8/16/24LG 4T

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

NOTICE OF PUBLIC HEARING

ON AUGUST 22, 2024 @ 10:00 A.M. IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

FILE NO. VAC-24-05

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning a portion of Channelside Drive right-of-way located north of 3rd Avenue, south of 4th Avenue, east of Nuccio Parkway, and west of the merger between Channelside Drive and 4th Avenue, within the plat of Lesley's Subdivision in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

FILE NO. VAC-24-07

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning Grant Avenue right-of-way located North of the Hillsborough River, South Van Dyke Place, East of Nebraska Avenue, and West of the intersection of Van Dyke Place and River Cove Street, within the Plat Of Fannypribe subdivision in the City of Tampa, Hillsborough County, Florida, as more fully described in section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

FILE NO. E2024-8 CH 17.5

An Ordinance of the City of Tampa, Florida, relating to Development Agreements adopted pursuant to the "Florida Local Government Development Agreement Act"; rescinding City of Tampa Ordinance No. 88-144 in its entirety and adopting in its place updated Development Agreement Procedures and Requirements including Notice and Annual Reporting requirements in Article II, Chapter 17.5 of the City of Tampa Code, which Article II shall be entitled "Development Agreement Procedures and Requirements"; amending the Title of Chapter 17.5 of the City of Tampa Code to "Affordable Housing, Development Agreements, Concurrency Management System, and Sustainability"; amending Section 27-6 of the City of Tampa Code to include this Ordinance as part of the City's Land Development Code; repealing all ordinances or parts of ordinances in conflict therewith; providing for severability; providing an effective date.

FILE NO. VAC-24-14

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning that alleyway located North of Washington Street, South of Jackson Street, East of Brush Street, and West of Nebraska Avenue, within the plat of Drew's Addition to Town of Tampa Subdivision, in the City of Tampa, Hillsborough County, Florida, as more fully described in section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

FILE NO. VAC-24-15

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning that alleyway located North of Dr. Martin Luther King Boulevard, South of Ida Street, East of Short 30th Street, and West of 30th Street, within the plat of North Campobello Subdivision, in the City of Tampa, Hillsborough County, Florida, as more fully described in section 2 hereof, subject to certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

FILE NO. SU2-24-01

An ordinance approving a Special Use Permit (SU-2); Approving Air Conditioned Storage in a CBD-1 (Central Business District) Zoning District in the general vicinity of 610 East Zack Street, in the City of Tampa, Florida, and as more particularly described in Section 1 hereof; providing an effective date.

FILE NO. REZ-23-98

An ordinance rezoning property in the general vicinity of 5607 North 30th Street, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to RM-18 (Residential, Multi-Family); providing an effective date.

FILE NO. REZ-24-12

An ordinance rezoning property in the general vicinity of 6718 North Rome Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RS-50 (Residential, Single-Family) to PD (Planned Development, Residential, Single-Family, Attached); providing an effective date.

FILE NO. REZ-24-32

An ordinance rezoning property in the general vicinity of 2306 North 43rd Street, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RM-16 (Residential, Multi-Family) to CI (Commercial Intensive); providing an effective date.

FILE NO. REZ-24-44

An ordinance rezoning property in the general vicinity of 5402 Laurel Street and Folio Numbers 112485-0177 and 112445-0010, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) PD (Planned Development) to PD (Planned Development, Business/Professional Office, Warehouse, Hotel); providing an effective date.

FILE NO. REZ-24-50

An ordinance rezoning property in the general vicinity of 3601 and 3814 North Central Avenue and 501 East Lake Avenue, in the City of Tampa, Florida, and more particularly described in Section 1, from Zoning District Classification(s) RM-16 (Residential, Multi-Family), RM-24 (Residential, Multi-Family), CI (Commercial Intensive) and CG (Commercial General) to PD-A (Planned Development Alternative, Residential, Single-Family Attached and Multi-Family, Storefront Residential Office, Personal Services, Retail Bakery, Pharmacy, Bank, Medical and Business Professional Office, Medical Clinic, Cemetery, Daycare and Nursery, Vocational and Business School, Private Recreational Facility Indoor, Clubs, Place of Assembly, Community Garden Private, Place of Religious Assembly, Restaurant); providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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

8/9/24LG 1T

HILLSBOROUGH COUNTY

HILLSBOROUGH COUNTY, FLORIDA Case No.: 24-009572 Division: D-P

DONOVAN CAMPBELL, Petitioner, and SANDRA MARIE BURCHELL, Respondent.

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

TO: SANDRA MARIE BURCHELL Last known address: Lawrenceville, Gwinnetta County, Georgia

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 DONOVAN CAMPBELL, whose address is 11617 North 50th St. Apt.1, Tampa, FL 33617 on or before 8/27/24, and file the original with the clerk of this Court at 800 Twiggs St., Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

HILLSBOROUGH COUNTY

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 July 22, 2024

Cindy Stuart Clerk of the Circuit Court By: /s/ Erma Yerdon Deputy Clerk

7/26-8/16/24LG 4T

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

Case No.: 24-DR-009506 Division: R-P

LUIS A BURGOS RODRIGUEZ, Petitioner, and LETICIA ARROYO HERNANDEZ, Respondent.

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

TO: LETICIA ARROYO HERNANDEZ Last address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LUIS A BURGOS RODRIGUEZ, whose address is 306 Colson Road, Plant City, FL 33567 on or before 8/26/24, and file the original with the clerk of this Court at 800 Twiggs St., Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 July 19, 2024

Cindy Stuart Clerk of the Circuit Court

7/26-8/16/24LG 4T

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

Case No.: 24-009448 Division: D-P

EDDIE DAVILA, Petitioner, and ROSALBA FRANCO, Respondent.

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

TO: ROSALBA FRANCO Last known address: 226 Ave. 57 St, #305, Los Angeles, CA 90042

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 EDDIE DAVILA, whose address is 14832 Par Club Cir, Tampa, FL 33618 on or before 8/23/2024, and file the original with the clerk of this Court at 800 Twiggs St., Room 101, Tampa, FL 33602 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 July 18, 2024

Cindy Stuart Clerk of the Circuit Court By: /s/ Gilberto Blanco Deputy Clerk

7/26-8/16/24LG 4T

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

Case No. 22-DP-139

IN THE INTEREST OF:

A.F. DOB: 7/15/2020 MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS TO: DAVID FOOTE (DOB: 06/27/1989 5822 S. 5th St., Apt. #10

HILLSBOROUGH COUNTY

Tampa, FL 33611

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.F. born on 7/15/2020. You are hereby commanded to appear on August 27, 2024, at 10:40 AM before the Honorable Leslie Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ADA@FLJUD13.ORG at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 24th day of July, 2024.

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

7/26-8/16/24LG 4T

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

CASE NO. 22-DP-139

IN THE INTEREST OF:

A.F. DOB: 7/15/2020 MINOR CHILD

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: KELLY FOOTE (DOB: 5/23/1978) 5822 S. 5th St., Apt. #10 Tampa, FL 33611

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.F. born on 7/15/2020. You are hereby commanded to appear on August 27, 2024, at 10:40 AM before the Honorable Leslie Schultz-Kin at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom Number 312, Tampa, FL 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, Florida 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ADA@FLJUD13.ORG at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 24th day of July, 2024.

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

7/26-8/16/24LG 4T

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

CASE NO. 21-DP-264

DIVISION: C

IN THE INTEREST OF:

D.T.M. DOB: 3/29/2011 B.J.M. DOB: 7/19/2013 C.W.M. DOB: 7/1/2015 B.M. DOB: 2/20/2021 MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Melissa Moore, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: D.T.M. born on 3/29/2011, B.J.M. born on 7/19/2013, C.W.M. born on 7/1/2015 and B.M. born on 2/20/2021. You are hereby commanded to appear on September 11, 2024, at 9:00 AM 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 CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

HILLSBOROUGH COUNTY

ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, phone: 813-272-7040, hearing impaired: 1-800-955-8771, voice impaired: 1-800-955-8770, e-mail: ada@fljud13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 17th day of July, 2024.

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

7/26-8/16/24LG 4T

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

FAMILY LAW DIVISION CASE NO.: 24-DR-006720 DIVISION: J

In Re: The Marriage of:

ANTHONY E. MUZEREUS, III, Petitioner, and HELGA HYRESS, Respondent.

NOTICE OF ACTION

TO: HELGA HYRESS THE SAJ HOTEL AJMAN - ROOM 407 BOX 4488, AL NUAIMIYA AJMAN, UNITED ARAB EMIRATES (creed petsfood@gmail.com)

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE (property, no children) has been filed against you and you are required to serve a copy of your written defenses, if any, to it upon Tanya P. O'Connor, ESQ., Petitioner's attorney, whose address is BRANDON LAW, PLLC, 2130 W. Brandon Blvd., Suite 100, Brandon, FL 33511 on or before August 22, 2024 and file the original with the clerk of the Thirteenth Judicial Circuit Court in and for Hillsborough County, Florida, at 800 E. Twiggs Street, Tampa, Florida 33602 either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated 7/17/2024 Hillsborough County Clerk of the Court By: /s/ John Rollo Deputy Clerk

7/26-8/16/24LG 4T

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

JUVENILE DIVISION CASE NO. 23-DP-164 DIVISION: D

IN THE INTEREST OF:

G.J. DOB: 2/10/2019 G.J. DOB: 11/29/2021 MINOR CHILDREN

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

TO: Brenda Shackelford DOB: 2/1/1979 Last Known Address: 1014 Marshall St., Clearwater, FL 33755

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: G.J. born on 2/10/2019 and G.J. born on 11/29/2021. You are hereby commanded to appear on September 17, 2024, at 10:00 AM before the Honorable Judge Lisa Campbell at the Hillsborough Courthouse, Edgecomb Courthouse, 800 East Twiggs Street, Courtroom 310, Tampa, FL 33602, for an ADVISORY HEARING.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact ADA Coordinator, 800 E. Twiggs Street, Tampa, FL 33602, Phone: 813-272-7040, Hearing Impaired: 1-800-955-8771, Voice Impaired: 1-800-955-8770, E-mail: ADA@FLJUD13.org at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 17th day of July, 2024.

Cindy Stuart, Clerk of Court Hillsborough County, Florida

7/26-8/16/24LG 4T

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

Case No.: 24-009272 Division: F-P

MANSEL AUGUSTO MORALES, Petitioner, and BELLA GOMEZ CORDOVA, Respondent.

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

TO: BELLA GOMEZ CORDOVA Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MANSEL AUGUSTO MORALES, whose address is 9310 Memorial Hwy., Tampa, FL 33615 on or before

(Continued on next page)

HILLSBOROUGH COUNTY

8/20/2024, and file the original with the clerk of this Court at 800 East Twiggs Street, Tampa FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 July 15, 2024

Cindy Stuart
Clerk of the Circuit Court
By: /s/ Jessica Saladin
Deputy Clerk

7/19-8/9/24LG 4T

HILLSBOROUGH COUNTY

Case No.: 24-008335

Division: D-P

CRISTIAN RAYNIER OBANDO,
Petitioner,

and

MADELLYN SUELLY PEREZ JAMES,
Respondent.

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

TO: MADELLYN SUELLY PEREZ JAMES
Last known address: Guatemala, Izabal Puerto Barrios Calle Sexta

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 CRISTIAN RAYNIER OBANDO, whose address is 3005 N 13th St, Tampa, FL 33605 on or before 8/17/2024, and file the original with the clerk of this Court at 800 E Twiggs St Room 101, Tampa FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 June 21, 2024

Cindy Stuart
Clerk of the Circuit Court
By: /s/ Erma Yerdon
Deputy Clerk

7/19-8/9/24LG 4T

HILLSBOROUGH COUNTY

Case No.: 24-009191

Division: J-P

ANTHONY GENE PENTA,
Petitioner,

and

MAHBOUBA PENTA,
Respondent.

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

TO: MAHBOUBA PENTA
Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANTHONY GENE PENTA, whose address is 4808 Woods Landing Lane, Tampa FL 33619 on or before 8/19/2024, and file the original with the clerk of this Court at 800 E Twiggs St Room 101, Tampa FL 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

HILLSBOROUGH COUNTY

or striking of pleadings.

Dated July 12, 2024

Cindy Stuart
Clerk of the Circuit Court
By: /s/ Gilberto Blanco
Deputy Clerk

7/19-8/9/24LG 4T

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

JUVENILE DIVISION
CASE NO. 19-DP-345

DIVISION: C

IN THE INTEREST OF:

D.S. DOB: 12/4/2015

D.D.S. DOB: 10/12/2017

D.S. DOB: 1/5/2019

MINOR CHILDREN

NOTICE OF ACTION**TERMINATION OF PARENTAL RIGHTS**

TO: Deion'dre Torres AKA Deiondre Sanders Torres
DOB: 03/05/1997
Last known address: Unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: D.S. born on 12/4/2015, D.D.S. born on 10/12/2017 and D.S. born on 1/5/2019. You are hereby commanded to appear on August 26, 2024, at 9:20 AM before the Honorable Daryl 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 CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

PLEASE CONTACT ADMINISTRATIVE OFFICE OF THE COURTS, ATTENTION: ADA COORDINATOR, 800 E. TWIGGS STREET, TAMPA, FL 33602, PHONE: 813-272-7040, HEARING IMPAIRED: 1-800-955-8771, VOICE IMPAIRED: 1-800-955-8770, E-MAIL: ADA@FLJUD13.ORG WITHIN TWO WORKING DAYS OF YOUR RECEIPT OF THIS SUMMONS AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Cindy Stuart, Clerk of Court
Hillsborough County, Florida

7/19-8/9/24LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1486760000
Certificate No.: 2022 / 12132
File No.: 2024-543
Year of Issuance: 2022

Description of Property:
TEMPLE CREST UNIT NO 3 LOTS 10 11 AND 12 BLOCK 48
PLAT BK / PG: 10 / 63
SEC - TWP - RGE: 28 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
7402 HUTTON LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/29/2024) on line via the internet at www.hillsborough.reataxdeed.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. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/3/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County, Florida
By Adrian Salas, Deputy Clerk

7/19-8/9/24LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1909440000
Certificate No.: 2022 / 14999
File No.: 2024-544
Year of Issuance: 2022

Description of Property:
EAST TAMPA BLOCKS 1 TO 42 LOT 12 BLOCK 37
PLAT BK / PG: 1 / 103
SEC - TWP - RGE: 20 - 29 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
80622ST LLC

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/29/2024) on line via the internet at www.hillsborough.reataxdeed.com.

HILLSBOROUGH COUNTY

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/3/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County, Florida
By Adrian Salas, Deputy Clerk

7/19-8/9/24LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 1151760000
Certificate No.: 2021 / 10222
File No.: 2024-545
Year of Issuance: 2021

Description of Property:
KRENTEL PARK S 31 FT OF LOT 29 AND LOT 30 AND E 1/2 CLOSED ALLEY ABUTTING ON WEST
PLAT BK / PG: 12 / 66
SEC - TWP - RGE: 21 - 29 - 18
Subject To All Outstanding Taxes

Name(s) in which assessed:
SARAH K SUSSMAN / TRUSTEE PHILLIP A BAUMANN, ADMIN OF THE ESTATE OF JOHN J. GAFFNEY DOROTHY A. GAFFNEY

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/29/2024) on line via the internet at www.hillsborough.reataxdeed.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. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/3/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County, Florida
By Adrian Salas, Deputy Clerk

7/19-8/9/24LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0864531438
Certificate No.: 2022 / 8795
File No.: 2024-546
Year of Issuance: 2022

Description of Property:
BONTERRA LOT 69
PLAT BK / PG: 95 / 99
SEC - TWP - RGE: 30 - 29 - 21
Subject To All Outstanding Taxes

Name(s) in which assessed:
SUSANA SILVA-SMITH

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/29/2024) on line via the internet at www.hillsborough.reataxdeed.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. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/3/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County, Florida
By Adrian Salas, Deputy Clerk

7/19-8/9/24LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0774267282
Certificate No.: 2022 / 7532
File No.: 2024-547
Year of Issuance: 2022

Description of Property:
TROPICAL ACRES SOUTH UNIT NO 4 LOT 8 BLOCK 30
PLAT BK / PG: 46 / 52
SEC - TWP - RGE: 02 - 31 - 20
Subject To All Outstanding Taxes

Name(s) in which assessed:
STEVE EDWARD DISHON

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/29/2024) on line via the internet at www.hillsborough.reataxdeed.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. Please contact the Clerk's ADA Coordinator, 601 E Kennedy

HILLSBOROUGH COUNTY

Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/3/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County, Florida
By Adrian Salas, Deputy Clerk

7/19-8/9/24LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0867544630
Certificate No.: 2022 / 8823
File No.: 2024-549
Year of Issuance: 2022

Description of Property:
BRANDON RIDGE UNIT 2 LOT 6
BLOCK 7
PLAT BK / PG: 81 / 73
SEC - TWP - RGE: 32 - 29 - 21
Subject To All Outstanding Taxes

Name(s) in which assessed:
ANGELA C GRIFFITH GREGORY GRIFFITH JR

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/29/2024) on line via the internet at www.hillsborough.reataxdeed.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. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/3/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County, Florida
By Adrian Salas, Deputy Clerk

7/19-8/9/24LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0335460000
Certificate No.: 2022 / 2658
File No.: 2024-554
Year of Issuance: 2022

Description of Property:
FLORIDA TOWNSEND COLONY
LOT 74
PLAT BK / PG: 26 / 47
SEC - TWP - RGE: 08 - 27 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
TIMOTHY A CLEMENT DONNA M CLEMENT AURELIO MATTIELLO

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/29/2024) on line via the internet at www.hillsborough.reataxdeed.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. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

Dated 7/3/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County, Florida
By Adrian Salas, Deputy Clerk

7/19-8/9/24LG 4T

NOTICE OF APPLICATION FOR TAX DEED

The holder of the following tax certificates has filed the certificates for a tax deed to be issued. The certificate numbers and years of issuance, the description of the property, and the names in which it was assessed are:

Folio No.: 0354060000
Certificate No.: 2022 / 2940
File No.: 2024-555
Year of Issuance: 2022

Description of Property:
HAMNER'S W E SKIPPER ROAD
HEIGHTS LOT 16
PLAT BK / PG: 34/23
SEC - TWP - RGE: 06 - 28 - 19
Subject To All Outstanding Taxes

Name(s) in which assessed:
ELI CRUZ SR ELI CRUZ

All of said property being in the County of Hillsborough, State of Florida.

Unless such certificate shall be re-deemed according to law, the property described in such certificate will be sold to the highest bidder on (8/29/2024) on line via the internet at www.hillsborough.reataxdeed.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. Please contact the Clerk's ADA Coordinator, 601 E Kennedy Blvd., Tampa Florida, (813) 276-8100 extension 4205, two working days prior to the date the service is needed; if you are hearing or voice impaired, call 711.

HILLSBOROUGH COUNTY

Dated 7/3/2024

Cindy Stuart
Clerk of the Circuit Court
Hillsborough County, Florida
By Adrian Salas, Deputy Clerk

7/19-8/9/24LG 4T

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

CASE NO.: 23-DR-015572
DIVISION: E

IN RE: THE MARRIAGE OF

NATHALIA PAOLA GUERRA-VEGA,
Petitioner/Wife,

and

JORGE ANDRES QUILES-MONGE,
Respondent/Husband.

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

COMES NOW, Petitioner/Wife, NATHALIA PAOLA GUERRA-VEGA, by and through the undersigned counsel, and files this Notice of Action for Dissolution of Marriage (No Children or Financial Support) (hereinafter "Notice"), and in support thereof, states as follows:

1. TO, Respondent/Husband, JORGE ANDRES QUILES-MONGE, whose last known address is 201 Avenida Laguna Point Lagoon Estates, Apt 631, Carolina, Puerto Rico 00979.

YOU ARE HEREBY 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 Cara L. Powell, Esquire and the law firm of Tampa Divorce, Attorney for Petitioner/Wife, NATHALIA PAOLA GUERRA-VEGA, whose address is 13057 W Linebaugh Ave., Ste 102, Tampa, Florida 33626 on or before Tuesday, August 20, 2024, and file the original with the clerk of this Court at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. **If you fail to do so, a default may be entered against you for the relief demanded in Wife's Petition for Dissolution of Marriage filed on November 22, 2023.**

2. The action is asking the Court to decide how the following personal property and/or indebtedness of the parties should be divided, including but not limited to:

- Vehicles titled in the names of either party.
- Military pensions, and/or any IRA, 401(k), 403(b), SEP, KEOGH, or other similar account of the parties.
- Any indebtedness of the parties' as of the date of the filing of this action
- Jointly owned personal property.

3. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office, located at 800 E. Twiggs St. Room 604, Tampa, FL, 33602. You may review these documents upon request.

4. You must keep the Clerk of 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 6/1

HILLSBOROUGH COUNTY

IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. THE PARENTS HAVE A RIGHT TO BE REPRESENTED BY AN ATTORNEY AT THE ARRAIGNMENT HEARING AND DURING THE DEPENDENCY PROCEEDINGS.

WITNESS my hand as Clerk of said Court and the Seal thereof, this 16th day of July, 2024.
Cindy Stuart, Clerk of Court Hillsborough County, Florida
By: s/Indray Zelaya Deputy Clerk
7/19-8/9/24LG 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 894075 from Plaza Street Fund 152, LLC, 3400 College Blvd., Suite 200, Leawood KS 66211-1919. Application received: 05/07/2024. Proposed activity: Construction of a standalone car wash, 23 parking / vacuum stalls and associated infrastructure. Project name: Woods of Moccasin Wallow - C1. Project size: 4,100 SF within parcel C1 Location: Sections 21, 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 Hwy 301 N, Tampa, FL 33637. The application interested persons may inspect a copy of the application and submit written comments concerning Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1-800-423-1476: TDD only 1-800-231-6103.
8/9/24LG 1T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001217-AX
Division Probate

IN RE: ESTATE OF
WILLIAM JOHN BAKER, JR.,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of WILLIAM JOHN BAKER, JR., deceased, whose date of death was March 15, 2024; File Number 2024-CP-001217-AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:
LISA ANN BAKER
17019 4th Avenue East
Bradenton, FL 34212

Attorney for Personal Representative:
Chris M. Vorbeck
Email: vorbblaw@aol.com
Florida Bar No. 997201
The Law Office of Chris M. Vorbeck, P.A.
4470 Northgate Court
Sarasota, FL 34234
Telephone: (941) 921-3124

8/9-8/16/24LG 2T
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001506

IN RE: ESTATE OF
CHARLES A. BENDER III A/K/A
CHARLES BENDER
Deceased.

NOTICE TO CREDITORS
The administration of the estate of Charles A. Bender III a/k/a Charles Bender, deceased, whose date of death was February 6, 2020, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

MANATEE COUNTY

file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
/s/ Deborah A. Bender
Deborah A. Bender a/k/a
Deborah Navarro
1717 Silhouette Drive
Clermont, Florida 34711

Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez
Attorney
Florida Bar Number: 10082
SANCHEZ LAW GROUP P.A.
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
8/2-8/9/24LG 2T

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE #: 2023-CP-3952

IN RE: ESTATE OF
DORIS MUELLER LAMB,
Deceased.

NOTICE TO CREDITORS
The administration of the estate of DORIS MUELLER LAMB, deceased, whose date of death was June 30, 2023; is pending in the Circuit Court for Manatee County, Florida, Probate Division; File Number 2023-CP-3952; the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative 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 apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 2, 2024.

Personal Representative:
Carol L. Greenwell
3628 Wilderness Blvd. W.
Parrish, FL 34219

Attorney for Personal Representative:
Gregory A. Kaiser, Esquire
Fla Bar: 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
8/2-8/9/24LG 2T

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2024DR000848

IN THE MATTER OF THE ADOPTION OF
TEGAN HAILEY FLEISCHER
Petitioner
and
STEVEN M. DAHL
Respondent.

NOTICE OF ACTION FOR ADOPTION BY STEPPARENT
TO: STEVEN M. DAHL
Last Known Address: 545 Palencia Place, Lakeland, FL 33803

YOU ARE NOTIFIED that an action for Adoption By Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on JOSHUA FLEISCHER c/o RYAN T. FASSO, ESQ., whose address is 601 S Harbour Island Blvd., Ste 109, Tampa, FL 33602, on or before 8/22/2024, and file the original with the clerk of this Court at 1115 Manatee Ave W, Bradenton, FL 34205, 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

MANATEE COUNTY

how the following real or personal property should be divided: N/A

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

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

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

Dated 7/11/2024

Angelina Colonneso
Clerk of the Circuit Court
By: s/ Ciara Gaskin
Deputy Clerk
7/19-8/9/24LG 4T

ORANGE COUNTY

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE

CONTRACT NO.: 504307-01PE-504307
FILE NO.: 24-009184
FLEX COLLECTION OWNERS ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION,
Lienholder,
vs.
KATHERINE M. HARTSELL, TRUSTEES OF THE HARTSELL FAMILY TRUST DATED AUGUST 15, 2008
Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Katherine M. Hartsell, trustees of the Hartsell Family Trust dated August 15, 2008
3185 S. BASCOM AVE
Campbell, CA 95008-6728

YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Flex Collection Vacation Ownership Plan described as:
VOI Number: 504307-01, VOI Type: Even Biennial, Number of VOI Ownership Points: 44000, in the Flex Collection Trust and includes an equity interest in the Trust Association, together with its appurtenances including use rights in the Trust Property and ownership in the Trust Association all according to the Flex Collection Vacation Ownership Plan, and subject to the Flex Collection Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records at Document No. 20170606632, Public Records of Orange County, Florida, and all amendments and supplements thereto, and subject to that certain FLEX COLLECTION TRUST AGREEMENT, as described in the Memorandum of Trust as recorded in Official Records at Document No. 20170606633, and further subject to the Vacation Ownership Documents, as defined in the Declaration, taxes and assessments for the current and subsequent years and conditions, restrictions, limitations, reservations, easements and other matters of record. The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of \$2,643.44, plus interest (calculated by multiplying \$0.52 times the number of days that have elapsed since July 10, 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.
Jordan A. Zeppetello, 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
11080-997747

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Michele A. Zarembo
10210 WASHINGTON AVE APT 201
Oak Lawn, IL 60453-4689
YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Vistana Lakes Condominium described as:

NONJUDICIAL PROCEEDING TO FORECLOSE CLAIM OF LIEN BY TRUSTEE
CONTRACT NO.: 1866-420-814004
FILE NO.: 24-009185
VISTANA LAKES CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION,
Lienholder,
vs.
MICHELE A. ZAREMBA
Obligor(s)

TRUSTEE'S NOTICE OF FORECLOSURE PROCEEDING TO: Michele A. Zarembo
10210 WASHINGTON AVE APT 201
Oak Lawn, IL 60453-4689
YOU ARE NOTIFIED that a TRUSTEE'S NON-JUDICIAL PROCEEDING to enforce a Lien has been instituted on the following Timeshare Ownership Interest at Vistana Lakes Condominium described as:

ORANGE COUNTY

Unit Week 42, in Unit 1866, an Odd Biennial Unit Week in Vistana Lakes Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 4859, Page 3789, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('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 \$2,930.05, plus interest (calculated by multiplying \$0.65 times the number of days that have elapsed since July 10, 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.
Jordan A. Zeppetello, 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
11080-997780

TRUSTEES NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A Obligor) YOU ARE NOTIFIED that a TRUSTEES NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Vistana Fountains II Condominium Association, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Vistana Fountains II Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Lakes Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 4859, Page 3789, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration'). The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustees 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. Valerie N. Edgecombe, Esq. Michael E. Carleton, 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 A OBLIGOR: Marlene Patrice Martin, 10880 BARKER CYPRESS RD APT 3105, Cypress, TX 77433-3058; WEEK: 13; UNIT: 1913; TYPE: Annual; TOTAL: \$3,161.54; PER DIEM: \$1.07; NOTICE DATE: July 10, 2024 File Numbers: 24-009401
PNMO-100446

TRUSTEES NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A Obligor) YOU ARE NOTIFIED that a TRUSTEES NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to 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 Trustees 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. Valerie N. Edgecombe, Esq. Michael E. Carleton, 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 A OBLIGOR: Patrick J. Gregory, 47274 SUNNYBROOK LN, Novi, MI 48374-3644; WEEK: 19; UNIT: 1664; TYPE: Annual; TOTAL: \$1,820.07; PER DIEM: \$0.55; NOTICE DATE: July 10, 2024 OBLIGOR: Bret T. Ward, AKA Bret Ward, 14233 PERAL AVE, Chino, CA 91710-6907; WEEK: 48; UNIT: 1484; TYPE: Even Biennial; TOTAL: \$2,025.57; PER DIEM: \$0.53; NOTICE DATE: July 10, 2024 OBLIGOR: Sell Timeshare LLC, a Florida Limited Liability Co, 7512 DR PHILLIPS BLVD STE 50-960, Orlando, FL 32819-5420; WEEK: 42; UNIT: 1465; TYPE: Annual; TOTAL: \$2,414.50; PER DIEM: \$0.75; NOTICE DATE: July 12, 2024 OBLIGOR: Brent A. Olson, 4840 ALAMEDA RD, Indianapolis, IN 46228-2009 and Nicole Gwen Olson, 5123 BROOKSTONE CT, Indianapolis, IN 46268-5422; WEEK: 33; UNIT: 1613; TYPE: Odd Biennial; TOTAL: \$1,875.85; PER DIEM: \$0.53; NOTICE DATE: July 10, 2024 File Numbers: 24-009383, 24-009385, 24-009387, 24-009394
PNMO-100449

TRUSTEES NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A Obligor) YOU ARE NOTIFIED that a TRUSTEES NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Vistana Lakes Condominium Association, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Vistana Lakes Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 4859, Page 3789, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration'). The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the

ORANGE COUNTY

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 Trustees 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. Valerie N. Edgecombe, Esq. Michael E. Carleton, 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 A OBLIGOR: Laroy Bates Sr, 23509 FORBES RD, Oakwood Village, OH 44146-5667 and Turea T. Bates, 23509 FORBES RD, Oakwood Village, OH 44146-5667; WEEK: 17; UNIT: 1961; TYPE: Even Biennial; TOTAL: \$2,187.03; PER DIEM: \$0.65; NOTICE DATE: July 10, 2024 File Numbers: 24-009399
PNMO-100455

TRUSTEES NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A Obligor) YOU ARE NOTIFIED that a TRUSTEES NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Vistana Lakes Condominium Association, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Vistana Lakes Condominium described as: Unit Week (See Exhibit A-Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Vistana Lakes Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 4859, Page 3789, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration'). The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustees 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. Valerie N. Edgecombe, Esq. Michael E. Carleton, 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 A OBLIGOR: Marlene Patrice Martin, 10880 BARKER CYPRESS RD APT 3105, Cypress, TX 77433-3058; WEEK: 13; UNIT: 1913; TYPE: Annual; TOTAL: \$3,161.54; PER DIEM: \$1.07; NOTICE DATE: July 10, 2024 File Numbers: 24-009401
PNMO-100446

TRUSTEES NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A Obligor) YOU ARE NOTIFIED that a TRUSTEES NON-JUDICIAL PROCEEDING to enforce a Lien in favor of Sheraton Flex Vacations, LLC, a Florida Limited Liability Company has been instituted on the following Timeshare Ownership Interest at Flex Vacations Condominium described as: VOI Number (See Exhibit A-VOI), an (See Exhibit A-Type) Type, Number of VOI Ownership Points (See Exhibit A-Points) in the Flex Vacations Ownership Plan, according and subject to the Flex Vacations Declaration of Vacation Ownership Plan ("Declaration"), as recorded in Official Records Book 10893, Page 1223, Public Records of Orange County, Florida and all amendments and supplements thereto the Declaration. The default giving rise to these proceedings is the failure to 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 Trustees 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. Valerie N. Edgecombe, Esq. Michael E. Carleton, 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 A OBLIGOR: Littycia Ann Clay-Crawley, 2903 4TH AVE, Richmond, VA 23222-3927 and Frank Edward Crawley Jr., 2903 4TH AVE, Richmond, VA 23222-3927; VOI: 212264-01; TYPE: Odd Biennial; POINTS: 51700; TOTAL: \$4,736.60; PER DIEM: \$1.54; NOTICE DATE: July 15, 2024 OBLIGOR: Robin E. Knowles, PO BOX 140013, Saint Louis, MO 63114-0013; VOI: 265248-01; TYPE: Annual; POINTS: 25800; TOTAL: \$3,253.68; PER DIEM: \$1.07; NOTICE DATE: July 12, 2024 OBLIGOR: Mantas Andrejevas, 6920 DEEP LAGOON
(Continued on next page)

ORANGE COUNTY

LN, Fort Myers, FL 33919-6154; VOI: 302120-01; TYPE: Annual; POINTS: 51700; TOTAL: \$21,478.58; PER DIEM: \$7.36; NOTICE DATE: July 12, 2024 OBLIGOR: Addressa Lee Baity, 1111 E GRANT ST, Marion, IN 46952-3017; VOI: 303676-01; TYPE: Annual; POINTS: 25800; TOTAL: \$12,819.07; PER DIEM: \$4.28; NOTICE DATE: July 12, 2024 OBLIGOR: Bryan Thomas Feiroso Sullivan, 1230 LEHIGH ST, Kissimmee, FL 34744-3519 and Grace Naomi Pujols, 1230 LEHIGH ST, Kissimmee, FL 34744-3519; VOI: 305301-01; TYPE: Annual; POINTS: 40000; TOTAL: \$17,425.34; PER DIEM: \$5.89; NOTICE DATE: July 15, 2024 File Numbers: 24-009733, 24-009777, 24-009837, 24-009843, 24-009849 PNMO-100441

TRUSTEES NOTICE OF FORECLOSURE PROCEEDING TO: (See Exhibit A Obligor) YOU ARE NOTIFIED THAT A TRUSTEES NON-JUDICIAL PROCEEDING TO enforce a Lien in favor of Bella Florida Condominium Association, Inc., a Florida Corporation has been instituted on the following Timeshare Ownership Interest at Bella Florida Condominium described as: Unit Week (See Exhibit A- Week), in Unit (See Exhibit A-Unit), an (See Exhibit A-Type) Unit Week in Bella Florida Condominium, pursuant to the Declaration of Condominium as recorded in Official Records Book 6222, Page 1987, Public Records of Orange County, Florida and all amendments thereof and supplements thereto ('Declaration'). The default giving rise to these proceedings is the failure to pay condominium assessments and dues resulting in a Claim of Lien encumbering the Timeshare Ownership Interest as recorded in the Official Records of Orange County, Florida. The Obligor has the right to object to this Trustee proceeding by serving written objection on the Trustee named below. The Obligor has the right to cure the default and any junior interest holder may redeem its interest, for a minimum period of forty-five (45) days until the Trustee issues the Certificate of Sale. The Lien may be cured by sending certified funds to the Trustee payable to the Lienholder in the amount of (See Exhibit A-Total), plus interest (calculated by multiplying (See Exhibit A-Per Diem) times the number of days that have elapsed since the date the Trustees 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, Esq, Michael E. Carleton, Esq, Valerie N Edgcombe, Esq, Jordan A Zepetello, 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: Joan L. Bucher, 9550 N CARESSA WAY, Citrus Springs, FL 34434-3916; WEEK: 50; UNIT: 10303; TYPE: Annual; TOTAL: \$0.00; PER DIEM: \$0.64; NOTICE DATE: July 10, 2024 File Numbers: 24-015598 PNMO-100452

NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST, MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 713.585 OF THE FLORIDA STATUTES.

2017 FORD TK 1FDUF4GT1HEB25106 SEPT. 4, 2024

KMC MECHANIC SHOP: 9266 2ND AVE, ORLANDO, FL 32824 P#: 321-946-9566 SUM TO REDEEM VEHICLE IS \$5,450.00

THE LIEN CLAIMED BY THE LIENOR IS SUBJECT TO ENFORCEMENT PURSUANT TO SECTION 713.585, F.S. AND THE VEHICLE MAY BE SOLD TO SATISFY THE LIEN.

THE LIEN IS CLAIMED FOR LABOR, SERVICES PERFORMED, AND STORAGE CHARGES, IF ANY, AND THE AMOUNT DUE IN CASH ON THE DAY OF SALE, IF PAID TO THE LIENOR, WOULD REDEEM THE MOTOR VEHICLE.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE THE OWNER OR ANY PERSON CLAIMING AN INTEREST OR A LIEN ON THE VEHICLE MAY FILE A DEMAND FOR HEARING WITH THE CLERK OF THE CIRCUIT COURT IN THE COUNTY WHERE THE VEHICLE IS HELD TO DETERMINE WHETHER THE VEHICLE HAS BEEN WRONGFULLY TAKEN OR WITHHELD FROM HIM OR HER.

AT ANY TIME BEFORE THE DATE OF THE SALE OR PROPOSED SALE A CUSTOMER OR A PERSON OF RECORD CLAIMING A LIEN ON THE VEHICLE MAY POST A CASH OR SURETY BOND IN THE AMOUNT STATED ON THE INVOICE WITH THE CLERK OF THE CIRCUIT COURT WHERE THE DISPUTED TRANSACTION OCCURRED.

ANY PERSON(S) CLAIMING ANY INTEREST IN THE ABOVE VEHICLES SHOULD CONTACT BEST LIEN SERVICES (1-866-299-9391) AT LEAST 1 WEEK PRIOR TO THE LIEN SALE. 8/9/24LG 1T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
Case No.: 2023-CA-016200-O

TRUIST BANK, as successor by merger to SUNTRUST BANK, Plaintiff,

vs.
HAROLD KELLER, ANNE KELLER, SADDLEBROOK COMMUNITY ASSOCIATION, INC., UNITED STATES OF AMERICA, BANK OF AMERICA, N.A., UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property, Defendant(s).

NOTICE OF SALE
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment of Foreclosure

ORANGE COUNTY

entered on August 1, 2024 in the above-captioned action, the following property situated in Orange County, Florida, described as:

Lot 39, Saddlebrook a Replat, according to the map or plat thereof as recorded in Plat Book 32, Page 30, Public Records of Orange County, Florida.

shall be sold by the Clerk of Court on the **10th day of September, 2024 at 11:00 a.m. (Eastern Time) ON-LINE at www.myorangeclerk.realforeclose.com** to the highest bidder, for cash, after giving notice as required by section 45.031, Florida Statutes.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, Human Resources, Orange County Courthouse, 425 N. Orange Avenue, Suite 510, Orlando, Florida, (407) 836-2303, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated August 6, 2024.
s/ARTHUR S. BARKSDALE, IV
Florida Bar No.: 40628
ALVAREZ, THOMPSON & SMOAK, P.A.
P.O. Box 3511
Orlando, FL 32802-3511
Telephone: (407) 210-2796
Facsimile: (407) 210-2795
Email: stb@atslawyers.com
Attorneys for Plaintiff, TRUIST BANK, as successor by merger to SUNTRUST BANK
8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001869-O

IN RE: ESTATE OF JOHN MICHAEL WARD Deceased.

NOTICE TO CREDITORS

The administration of the estate of John Michael Ward, deceased, whose date of death was May 2, 2024, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N Orange Avenue, Orlando, FL 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:
/s/ Nayla Alejandra
Nayla Luciana Alejandra
12259 Delaware Woods Ln
Orlando, Florida 32824

Attorney for Personal Representative:
/s/ Desiree Sanchez
Desiree Sanchez
Attorney
Florida Bar Number: 10082
SANCHEZ LAW GROUP PA
605 E. Robinson St, Suite 650
Orlando, Florida 32801
Telephone: (407) 500-4444
Fax: (407) 236-0444
E-Mail 1: desiree@sanchezlaw.com
E-Mail 2: ronda@sanchezlaw.com
E-Mail 3: maria@sanchezlaw.com

8/9-8/16/24LG 2T

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

CASE NO. 2019-CA-010056-O
DIVISION NO.: 48

WILMINGTON SAVINGS FUND SOCIETY DBA CHRISTIANA TRUST, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NYMT LOAN TRUST I Plaintiff,

vs.
HELENE NOZIER, et al,
Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 17, 2024 and entered in Case No. 2019-CA-010056-O of the Circuit Court of the NINTH Judicial Circuit in and for Orange County, Florida, wherein Wilmington Savings Fund Society dba Christiana Trust, not individually, but solely as Trustee for NYMT Loan Trust I is the Plaintiff and HELENE NOZIER, MERS, INC., AS NOMINEE FOR MONEY WAREHOUSE, INC., and THE FOUNTAINS AT METRO WEST CONDOMINIUM ASSOCIATION, INC. the Defendants. Tiffany Moore Russell, Clerk of the Circuit Court in and for Orange County, Florida will sell to the highest and best bidder for cash at www.orange.realforeclose.com, the Clerk's website for online auctions at 11:00 AM on **September 17, 2024**, the fol-

ORANGE COUNTY

lowing described property as set forth in said Order of Final Judgment, to wit:

CONDOMINIUM UNIT NO. 1823, OF THE FOUNTAINS AT METRO WEST, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 8594, PAGE 3449, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS AMENDED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

A/K/A 5953 WESTGATE DRIVE, #1823, ORLANDO, FL 32835

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

"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, Orange County, 425 N. Orange Ave., Suite 2110, Orlando, FL 32801, Telephone (407) 836-2000, via Florida Relay Service"

DATED at Orange County, Florida, this 5th day of August, 2024.

GILBERT GARCIA GROUP, P.A.
Attorney for Plaintiff
2313 W. Violet St.
Tampa, Florida 33603
Telephone: (813) 443-5087
Fax: (813) 443-5089
emailservice@gilbertgroup.com
By: /s/ Amy M. Kiser, Esq.
Florida Bar No. 46196

252040.262.78/ 8/9-8/16/24LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY

To: KIMMY D. WOODS
Case No.: CD202311179/D 3119591

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.

8/9-8/30/24LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY

To: CAYLEA R. RYAN
Case No.: CD202401665/D 3007830

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.

8/2-8/23/24LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY

To: STUART SIMMS
Case No.: CD202406371/G 3401305

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.

8/2-8/23/24LG 4T

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY

To: MARCUS F. ROBINSON
Case No.: CD202406005/G 1605212

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

ORANGE COUNTY

with law. 8/2-8/23/24LG 4T

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

Case No.: 2024-CP-000655-O

IN RE: ESTATE OF KRIS M. HUNTER, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Kris M. Hunter, deceased, whose date of death was November 23, 2023, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 2000 E. Michigan Street, Orlando Florida 32806. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
Mitchell Magill
1208 Roscomare Ave.
Orlando, FL 32806

Attorney for Personal Representative:
Charles Adams, Esq.
charles.a.zoeckleinlawpa.com
Florida Bar No. 91288
Zoecklein Law, P.A.
150 E. Bloomingdale Ave.
Brandon, FL 33511

8/2-8/9/24LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT ORANGE COUNTY

To: MIKECOLL A. MCDONALD
Case No.: CD202404838/D 3216865

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.

7/26-8/16/24LG 4T

NOTICE OF ACTION
Orange County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Licensed Practical Nursing

Christina Sharen Walker, L.P.N.
2870 Mirella Court Apt 8305
Windermere, FL 34786

CASE NO.: 2023-24815
LICENSE NO.: PN5256563

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Kristin Suarez, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9878.

If no contact has been made by you concerning the above by August 30, 2024 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 no 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.

7/19-8/9/24LG 4T

OSCEOLA COUNTY

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

CASE NO.: 2023 CA 004243 MF
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ISABEL MARTINEZ, JOSE A. MALDONADO-TORRES ET AL., DEFENDANTS.
NOTICE OF FORECLOSURE SALE

OSCEOLA COUNTY

(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of July, 2024, and entered in Case No. 2023 CA 004243 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ISABEL MARTINEZ; JOSE A. MALDONADO-TORRES; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE ONE ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 27th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 2, BLOCK 1448, POINCIANA NEIGHBORHOOD 1 NORTH, VILLAGE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 1 THROUGH 8, OF THE PUBLIC RECORDS OF OSCEOLA 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; call 1-800-955-8771. Dated this 31st day of July, 2024. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 11080-997978

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

CASE NO.: 2023CA003874MF LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. GO FUND PROP I LLC, A DELAWARE LIMITED LIABILITY, ET AL., DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of July, 2024, and entered in Case No. 2023CA003874MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Lakeview Loan Servicing, LLC is the Plaintiff and UNKNOWN SPOUSE OF COLLEEN WILKESMORSE A/K/A COLLEEN ERIN WILKESMORSE/K/A SEAN WILKESMORSE; UNKNOWN SPOUSE OF MICHAEL VOELKER; MICHAEL VOELKER; GO FUND PROP I LLC, A DELAWARE LIMITED LIABILITY; POINCIANA VILLAGE ONE ASSOCIATION, INC.; and ASSOCIATION OF POINCIANA VILLAGES, INC.; AQUA FINANCE, INC. are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square Room 204 (2nd Floor), Kissimmee, FL 34741 at 11:00 AM on the 24th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1659, VILLAGE 1, NEIGHBORHOOD 3 SOUTH, POINCIANA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 53 OF THE PUBLIC RECORDS OF OSCEOLA 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; call 1-800-955-8771.

Dated this 30th day of July, 2024. By: /s/Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-997949

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2019 CA 001314
FREEDOM MORTGAGE

(Continued on next page)

OSCEOLA COUNTY

CORPORATION PLAINTIFF, VS.
CARMEN RENEE PASSMORE A/K/A CARMEN PASSMORE, JEREMY LLOYD HEAD A/K/A JEREMY HEAD, ET AL.,
 DEFENDANTS.
NOTICE OF FORECLOSURE SALE
 (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of July, 2024, and entered in Case No. 2019 CA 001314, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ISPC A/K/A THE INDEPENDENT SAVINGS PLAN COMPANY; JEREMY LLOYD HEAD A/K/A JEREMY HEAD; CARMEN RENEE PASSMORE A/K/A CARMEN PASSMORE; FRANK GAY SERVICES, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at the Courthouse location at 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 15th day of October, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 240, LINDFIELDS UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 117 THROUGH 119, INCLUSIVE, OF THE PUBLIC RECORDS OF OSCEOLA 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
 Dated this 25th day of July, 2024.
 By: /s/ Liana R. Hall
 Liana R. Hall
 Bar No. 73813
 11080-997638

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT, IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION
 CASE NO.: 2024 CA 000057 MF
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.
JULIO CESAR BARBOSA ALVES, JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN ET AL.,
 DEFENDANTS.
NOTICE OF FORECLOSURE SALE
 (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of July, 2024, and entered in Case No. 2024 CA 000057 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JULIO CESAR BARBOSA ALVES; JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN; SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION, INC. and GOODLEAP, LLC F/K/A LOANPAL, LLC are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 27th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 37, SOUTHPORT BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 25 OF THE PUBLIC RECORDS OF OSCEOLA 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
 Dated this 30th day of July, 2024.
 By: /s/ Liana R. Hall
 Liana R. Hall
 Bar No. 73813
 11080-997917

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION
 CASE NO. 2023 CA 003529 MF
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
 Plaintiff,
 vs.
MIGUEL ORTIZ, et al,
 Defendants/
NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2024, and entered in Case No.

2023 CA 003529 MF of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing is the Plaintiff and OSCEOLA COUNTY CLERK OF COURT, HAMMOCK TRAILS HOMEOWNERS' ASSOCIATION, INC., WELLS FARGO BANK, NA, PARTNERS FEDERAL CREDIT UNION, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, MIGUEL ORTIZ, LISA ORTIZ, and STATE OF FLORIDA the Defendants. Kelvin Soto, Esq. Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola, Florida at 11:00 AM on **September 3, 2024**, the following described property as set forth in said Order of Final Judgment, to wit:
 Lot 339, Hammock Trails Phase 2B - Amendment - A Replat, according to the map or plat thereof, as recorded in Plat Book 24, Page 54, formerly described as Lot 339, Hammock Trails Phase 2B - A Replat, according to the map or plat thereof, as recorded in Plat Book 23, Page 107, of the Public Records of Osceola County, Florida.
IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.
 "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, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone (407) 742-3708, via Florida Relay Service".
 DATED at Osceola County, Florida, this 1st day of August, 2024.
 GILBERT GARCIA GROUP, P.A.
 Attorney for Plaintiff
 2313 W. Violet St.
 Tampa, Florida 33603
 Telephone: (813) 443-5087
 Fax: (813) 443-5089
 email: services@gilbertgroup.com
 By: s/ Amy M. Kiser, Esq.
 Florida Bar No. 46196
 832775.102859/
 8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION
 File No. 2024 CP 000584 PR
 IN RE: ESTATE OF PATRICIA W. SMELTZ
 Deceased.
NOTICE TO CREDITORS
 The administration of the estate of Patricia W. Smeltz, deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 12 South Vernon Ave., Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
 The date of first publication of this notice is August 9, 2024.
 Personal Representative:
/s/ Kevin W. Smeltz
 7523 Bay Port Rd.
 Orlando, FL 32819
 Attorney for Personal Representative:
/s/ Robert W. Bible, Jr.
 Attorney
 Independent of Counsel
 Florida Bar Number: 561398
 Pippen Law Group. PLLC
 1920 East Bay Dr.
 Largo, FL 33771
 Telephone: (727) 586-3306
 Fax: (727) 585-4209
 E-Mail: robert@attpip.com
 Secondary E-Mail: suzie@attpip.com
 8/9-8/16/24 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION
 File No. 2024 CP 000583 PR
 IN RE: ESTATE OF DENNIS A. SMELTZ, A/K/A DENNIS ALFRED SMELTZ
 Deceased.
NOTICE TO CREDITORS
 The administration of the estate of Dennis A. Smeltz, A/K/A Dennis Alfred Smeltz, deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 12 South Vernon Ave., Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
 The date of first publication of this notice is August 9, 2024.
 Personal Representative:
/s/ Kevin W. Smeltz
 7523 Bay Port Rd.
 Orlando, FL 32819
 Attorney for Personal Representative:
/s/ Robert W. Bible, Jr.
 Attorney
 Independent of Counsel
 Florida Bar Number: 561398
 Pippen Law Group. PLLC
 1920 East Bay Dr.
 Largo, FL 33771
 Telephone: (727) 586-3306
 Fax: (727) 585-4209
 E-Mail: robert@attpip.com
 Secondary E-Mail: suzie@attpip.com
 8/9-8/16/24 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION
 CASE NO. 2024 CA 000057 MF
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.
JULIO CESAR BARBOSA ALVES, JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN ET AL.,
 DEFENDANTS.
NOTICE OF FORECLOSURE SALE
 (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of July, 2024, and entered in Case No.

2024 CA 000057 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JULIO CESAR BARBOSA ALVES; JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN; SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION, INC. and GOODLEAP, LLC F/K/A LOANPAL, LLC are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 27th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 37, SOUTHPORT BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 25 OF THE PUBLIC RECORDS OF OSCEOLA 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
 Dated this 30th day of July, 2024.
 By: /s/ Liana R. Hall
 Liana R. Hall
 Bar No. 73813
 11080-997917

OSCEOLA COUNTY

2023 CA 003529 MF of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing is the Plaintiff and OSCEOLA COUNTY CLERK OF COURT, HAMMOCK TRAILS HOMEOWNERS' ASSOCIATION, INC., WELLS FARGO BANK, NA, PARTNERS FEDERAL CREDIT UNION, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, MIGUEL ORTIZ, LISA ORTIZ, and STATE OF FLORIDA the Defendants. Kelvin Soto, Esq. Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola, Florida at 11:00 AM on **September 3, 2024**, the following described property as set forth in said Order of Final Judgment, to wit:
 Lot 339, Hammock Trails Phase 2B - Amendment - A Replat, according to the map or plat thereof, as recorded in Plat Book 24, Page 54, formerly described as Lot 339, Hammock Trails Phase 2B - A Replat, according to the map or plat thereof, as recorded in Plat Book 23, Page 107, of the Public Records of Osceola County, Florida.
IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
 If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.
 "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, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone (407) 742-3708, via Florida Relay Service".
 DATED at Osceola County, Florida, this 1st day of August, 2024.
 GILBERT GARCIA GROUP, P.A.
 Attorney for Plaintiff
 2313 W. Violet St.
 Tampa, Florida 33603
 Telephone: (813) 443-5087
 Fax: (813) 443-5089
 email: services@gilbertgroup.com
 By: s/ Amy M. Kiser, Esq.
 Florida Bar No. 46196
 832775.102859/
 8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION
 File No. 2024 CP 000584 PR
 IN RE: ESTATE OF PATRICIA W. SMELTZ
 Deceased.
NOTICE TO CREDITORS
 The administration of the estate of Patricia W. Smeltz, deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 12 South Vernon Ave., Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
 The date of first publication of this notice is August 9, 2024.
 Personal Representative:
/s/ Kevin W. Smeltz
 7523 Bay Port Rd.
 Orlando, FL 32819
 Attorney for Personal Representative:
/s/ Robert W. Bible, Jr.
 Attorney
 Independent of Counsel
 Florida Bar Number: 561398
 Pippen Law Group. PLLC
 1920 East Bay Dr.
 Largo, FL 33771
 Telephone: (727) 586-3306
 Fax: (727) 585-4209
 E-Mail: robert@attpip.com
 Secondary E-Mail: suzie@attpip.com
 8/9-8/16/24 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION
 CASE NO. 2024 CA 000057 MF
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.
JULIO CESAR BARBOSA ALVES, JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN ET AL.,
 DEFENDANTS.
NOTICE OF FORECLOSURE SALE
 (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of July, 2024, and entered in Case No. 2024 CA 000057 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JULIO CESAR BARBOSA ALVES; JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN; SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION, INC. and GOODLEAP, LLC F/K/A LOANPAL, LLC are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 27th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 37, SOUTHPORT BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 25 OF THE PUBLIC RECORDS OF OSCEOLA 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
 Dated this 30th day of July, 2024.
 By: /s/ Liana R. Hall
 Liana R. Hall
 Bar No. 73813
 11080-997917

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION
 CASE NO. 2023 CA 003529 MF
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
 Plaintiff,
 vs.
MIGUEL ORTIZ, et al,
 Defendants/
NOTICE OF SALE
PURSUANT TO CHAPTER 45
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 4, 2024, and entered in Case No.

2023 CA 003529 MF of the Circuit Court of the NINTH Judicial Circuit in and for Osceola County, Florida, wherein NewRez LLC d/b/a Shellpoint Mortgage Servicing is the Plaintiff and OSCEOLA COUNTY CLERK OF COURT, HAMMOCK TRAILS HOMEOWNERS' ASSOCIATION, INC., WELLS FARGO BANK, NA, PARTNERS FEDERAL CREDIT UNION, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, MIGUEL ORTIZ, LISA ORTIZ, and STATE OF FLORIDA the Defendants. Kelvin Soto, Esq. Clerk of the Circuit Court in and for Osceola County, Florida will sell to the highest and best bidder for cash at the Osceola County Courthouse, 2 Courthouse Square, Suite 2600/Room 2602, Osceola, Florida at 11:00 AM on **September 3, 2024**, the following described property as set forth in said Order of Final Judgment, to wit:
 Lot 339, Hammock Trails Phase 2B - Amendment - A Replat, according to the map or plat thereof, as recorded in Plat Book 24, Page 54, formerly described as Lot 339, Hammock Trails Phase 2B - A Replat, according to the map or plat thereof, as recorded in Plat Book 23, Page 107, of the Public Records of Osceola County, Florida.
IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
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 "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, Osceola County, 2 Courthouse Square, Suite 2000, Kissimmee, FL 34741, Telephone (407) 742-3708, via Florida Relay Service".
 DATED at Osceola County, Florida, this 1st day of August, 2024.
 GILBERT GARCIA GROUP, P.A.
 Attorney for Plaintiff
 2313 W. Violet St.
 Tampa, Florida 33603
 Telephone: (813) 443-5087
 Fax: (813) 443-5089
 email: services@gilbertgroup.com
 By: s/ Amy M. Kiser, Esq.
 Florida Bar No. 46196
 832775.102859/
 8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA PROBATE DIVISION
 File No. 2024 CP 000584 PR
 IN RE: ESTATE OF PATRICIA W. SMELTZ
 Deceased.
NOTICE TO CREDITORS
 The administration of the estate of Patricia W. Smeltz, deceased, whose date of death was December 13, 2023, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 12 South Vernon Ave., Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
 The date of first publication of this notice is August 9, 2024.
 Personal Representative:
/s/ Kevin W. Smeltz
 7523 Bay Port Rd.
 Orlando, FL 32819
 Attorney for Personal Representative:
/s/ Robert W. Bible, Jr.
 Attorney
 Independent of Counsel
 Florida Bar Number: 561398
 Pippen Law Group. PLLC
 1920 East Bay Dr.
 Largo, FL 33771
 Telephone: (727) 586-3306
 Fax: (727) 585-4209
 E-Mail: robert@attpip.com
 Secondary E-Mail: suzie@attpip.com
 8/9-8/16/24 2T

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA CIVIL DIVISION
 CASE NO. 2024 CA 000057 MF
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.
JULIO CESAR BARBOSA ALVES, JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN ET AL.,
 DEFENDANTS.
NOTICE OF FORECLOSURE SALE
 (Please publish in La Gaceta)
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of July, 2024, and entered in Case No.

2024 CA 000057 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JULIO CESAR BARBOSA ALVES; JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN; SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION, INC. and GOODLEAP, LLC F/K/A LOANPAL, LLC are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 27th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 37, SOUTHPORT BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 25 OF THE PUBLIC RECORDS OF OSCEOLA 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
 Dated this 30th day of July, 2024.
 By: /s/ Liana R. Hall
 Liana R. Hall
 Bar No. 73813
 11080-997917

2024 CA 000057 MF, of the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JULIO CESAR BARBOSA ALVES; JUARIUS SHAMAR HARDEN A/K/A JUARIUS HARDEN; SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION, INC. and GOODLEAP, LLC F/K/A LOANPAL, LLC are defendants. Kelvin Soto as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at Osceola County Historic Courthouse, 3 Courthouse Square, Room 204 (2nd floor) Kissimmee, FL 34741 at 11:00 A.M. on the 27th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 37, SOUTHPORT BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE(S) 25 OF THE PUBLIC RECORDS OF OSCEOLA 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 Court Administration at Two Courthouse Square, Suite 6300, Kissimmee, Florida 34741, Telephone: (407) 343-2417 within two (2) working days of your receipt of this document; If you are hearing or voice impaired, call 1-800-955-8771.
 Dated this 30th day of July, 2024.
 By: /s/ Liana R. Hall
 Liana R. Hall
 Bar No. 73813
 11080-997917

OSCEOLA COUNTY

IN RE: ESTATE OF DENNIS A. SMELTZ, A/K/A DENNIS ALFRED SMELTZ
 Deceased.
NOTICE TO CREDITORS
 The administration of the estate of Dennis A. Smeltz, A/K/A Dennis Alfred Smeltz, deceased, whose date of death was December 20, 2023, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 12 South Vernon Ave., Kissimmee, FL 34741. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.
 The date of first publication of this notice is August 9, 2024.
 Personal Representative:
/s/ Kevin W. Smeltz
 7523 Bay Port Rd.
 Orlando, FL 32819
 Attorney for Personal Representative:
/s/ Robert W. Bible, Jr.
 Attorney
 Independent of Counsel
 Florida Bar Number: 561398
 Pippen Law Group. PLLC
 1920 East Bay Dr.
 Largo, FL 33771
 Telephone: (727) 586-3306
 Fax: (727) 585-4209
 E-Mail: robert@attpip.com
 Secondary E-Mail: suzie@attpip.com
 8/9-8/16/24 2T

NOTICE OF PUBLIC SALE
 The following personal property of Kenneth Ellison, located at 3309 Colusa Ct., lot #259, St. Cloud, Florida 34769 will, on August 19, 2024, 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, 3200 13 Street, St. Cloud, Florida 34769.
YEAR/MODEL 1980/RITZ
VIN# VM1021942
Title# 0017548480
 Additional personal property unknown
PREPARED BY:
 MARK C. PAYNE, Esq.
 Agent for The Mark MHP
 P.O. Box 1061, Tampa, FL 33601-1061
 Telephone: 813-223-6882
 8/2-8/9/24LG 2T

IN THE CIRCUIT COURT OF THE 9TH JUDICIAL CIRCUIT IN AND FOR OSCEOLA COUNTY, FLORIDA
 File No.: 2024CP000507PR
 Probate Division: 10
 IN RE: THE ESTATE OF RACHEL BUTLER,
 Deceased.
NOTICE TO CREDITORS
 (Multiple Personal Representatives)
 The administration of the Estate of RACHEL BUTLER, Deceased, whose date of death was June 26, 2023, File Number: as referenced above, is pending in the Circuit Court for Osceola County, Florida, Probate Division, the address of which is 2 Courthouse Square, Kissimmee, FL 34741. The names and addresses of the Co-Personal Representatives and the Co-Personal Representatives' attorney are set forth below.
 All Creditors of Decedent and other persons having claims or demands against Decedent's Estate, including unsecured, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE 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, including unsecured, contingent or unliquidated claims, must file their claims with this Court WITHIN 3

PASCO COUNTY

their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative: Casey Taylor 2517 Mt. Vernon Road Roanoke, VA 24015

Attorney for Personal Representative: Brice Zoeclein, Esq. Email Address: brice@zoecleinlawpa.com Florida Bar No. 85615 Zoeclein Law, P.A. 150 E. Bloomingdale Ave. Brandon, FL 33511

8/9-8/16/24LG 2T

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

CIVIL DIVISION

CASE NO. 2024CA000483CAAXES

GROVE FUNDING II TRUST

Plaintiff,

vs.

LUX REAL PROPERTIES LLC, et al, Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 19, 2024, and entered in Case No. 2024CA000483CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein Grove Funding II Trust is the Plaintiff and JAN ALEXANDER BLASZCZYK, PAULINE MARY FILIUS-BLASZCZYK, STATE OF FLORIDA, PASCO COUNTY CLERK OF COURT, STATE OF FLORIDA DEPARTMENT OF REVENUE, PROTECH ROOFING SERVICES, LLC, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE, and LUX REAL PROPERTIES LLC the Defendants, Nikkie Alvarez-Sowles, Esq., Clerk of the Circuit Court in and for Pasco County, Florida will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on September 4, 2024, the following described property as set forth in said Order of Final Judgment, to wit:

BEGINNING AT THE SOUTHWEST-ERLY CORNER OF BLOCK 3, G.T. BUTLERS ADDITION TO TRILBY, FLORIDA, AS SHOWN ON MAP RECORDED IN PLAT BOOK 2, PAGE 7, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 3, RUN NORTH 69°02'00" EAST, A DISTANCE OF 78.00 FEET; THENCE SOUTH 19°09'18" EAST, A DISTANCE OF 159.36 FEET; THENCE SOUTH 67°53'00" WEST, A DISTANCE OF 96.00 FEET; THENCE NORTH 82°28'00" WEST, A DISTANCE OF 8.83 FEET TO THE EASTERLY LINE OF LOT 7, BLOCK 12 OF SAID G.T. BUTLERS ADDITION, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 82°28'00" WEST, A DISTANCE OF 16.17 FEET; THENCE SOUTH 66°46'00" WEST, A DISTANCE OF 106.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD TRILBY ROAD (FORMERLY NATIONAL HIGHWAY); THENCE ALONG SAID LINE RUN SOUTH 24°25'00" EAST, A DISTANCE OF 75.00 FEET TO THE SOUTHERLY LINE OF THE NORTH 1/2 OF LOT 8, BLOCK 12, G.T. BUTLERS ADDITION; THENCE ALONG SAID LINE AND THE EXTENSION THEREOF RUN NORTH 69°02'00" EAST, A DISTANCE OF 120.00 FEET TO THE EASTERLY LINE OF SAID LOT 7, BLOCK 12, G.T. BUTLERS ADDITION; THENCE ALONG SAID LINE RUN NORTH 24°29'00" WEST, A DISTANCE OF 71.47 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 12 AND A PORTION OF THE VACATED ALLEY IN BLOCK 12, ALL IN G. T. BUTLERS ADDITION TO TRILBY, FLORIDA.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (352) 523-2411, via Florida Relay Service".

DATED at Pasco County, Florida, this 1st day of August, 2024.

PASCO COUNTY

GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 443-5087 Fax: (813) 443-5089 emailservice@gilbertgrouplaw.com By: s/Amy M. Kiser, Esq. Florida Bar No. 46196

77884.104106/ 8/9-8/16/24LG 2T

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

CIVIL DIVISION

CASE NO. 2023CA000075CAAXES

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-HE1 ASSET-BACKED PASS-THROUGH CERTIFICATES

Plaintiff, vs. GLORIA BRIM, et al, Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order dated July 31, 2024, and entered in Case No. 2023CA000075CAAXES of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein HSBC Bank USA, National Association, as Trustee for Carrington Mortgage Loan Trust, Series 2007-HE1 Asset-Backed Pass-Through Certificates is the Plaintiff and GLORIA BRIM and UNKNOWN TENANT # 1 the Defendants, Nikkie Alvarez-Sowles, Esq., Clerk of the Circuit Court in and for Pasco County, Florida will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on September 5, 2024, the following described property as set forth in said Order of Final Judgment, to wit:

Lot 10, Block 14, Fox Ridge, Unit Five, Phase Two, according to the Plat thereof, as recorded in Plat Book 19, Page 116 of the Public Records of Pasco County, Florida.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (352) 523-2411, via Florida Relay Service".

DATED at Pasco County, Florida, this 5th day of August, 2024.

GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 443-5087 Fax: (813) 443-5089 emailservice@gilbertgrouplaw.com By: s/Amy M. Kiser, Esq. Florida Bar No. 46196

120209.033615/TL 8/9-8/16/24LG 2T

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

CIVIL DIVISION

CASE NO. 2023CA004745CAAXWS

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RELIANT TRUST

Plaintiff, vs. ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST SHARON S. DENNING, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS, et al, Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 25, 2024, and entered in Case No. 2023CA004745CAAXWS of the Circuit Court of the SIXTH Judicial Circuit in and for Pasco County, Florida, wherein Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust is the Plaintiff and ROBBY DENNING, KATHY DENNING SARINE, ROGER WALLACE, ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST SHARON S. DENNING, DECEASED WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, and GLENDA ROBIN SHEPARD the Defendants, Nikkie Alvarez-Sowles, Esq., Clerk of the Circuit Court in and for Pasco County, Florida will sell to the highest and best bidder for cash at www.pasco.realforeclose.com, the Clerk's website for on-line auctions at 11:00 AM on September 11, 2024, the following described property as set forth in said Order of Final Judgment, to wit:

PASCO COUNTY

Tract 41 of the unrecorded Plat of Forest Acres Unit Two, being a portion of the West 1/2 of Section 7, Township 25 South, Range 17 East, Pasco County Florida, being further described as follows: Commence at the Northwest corner of the South-west 1/4 of said Section 7, thence run along the West line of the Southwest 1/4 of said Section 7, South 1° 04' 48" West, 514.46 feet; thence due East, 988.31feet for a Point of Beginning; thence continue due East 268.13 feet; thence 198.13 feet along the arc of a curve to the right, said curve having a radius of 1775.00 feet and a chord of 198.03 feet, which bears South 9° 57' 36" East; thence South 6° 45' 44" East, 145.41 feet; thence North 84° 10' 14" West, 309.39 feet; thence North 2° 12' 38" West, 308.26 feet to the Point of Beginning.

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

"In accordance with the Americans With Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within seven (7) days prior to any proceeding, contact the Administrative Office of the Court, Pasco County, 7530 Little Road, Suite 106, New Port Richey, FL 34654, Telephone (352) 523-2411, via Florida Relay Service".

DATED at Pasco County, Florida, this 5th day of August, 2024.

GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 443-5087 Fax: (813) 443-5089 emailservice@gilbertgrouplaw.com By: s/Amy M. Kiser, Esq. Florida Bar No. 46196

42864.033180/ 8/9-8/16/24LG 2T

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

CIVIL DIVISION

CASE NO.: 2024CA000425CAAXWS

NATIONSTAR MORTGAGE LLC PLAINTIFF, VS.

WILLIAM JAMES WEAKLAND A/K/A WILLIAM J. WEAKLAND ; HOME PERFORMANCE ALLIANCE, INC., ET AL., DEFENDANTS.

NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 25th day of July, 2024, and entered in Case No. 2024CA000425CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and WILLIAM JAMES WEAKLAND A/K/A WILLIAM J. WEAKLAND; and HOME PERFORMANCE ALLIANCE, INC. are defendants. Nikki Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 AM on the 23rd day of October, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 20, CANTERBURY FARMS UNIT THREE, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGES 134-135, PUBLIC RECORDS OF PASCO 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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 2nd day of August, 2024.

By: s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 11080-998162

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

CIVIL DIVISION

CASE NO.: 2023CA003979CAAXWS

FREEDOM MORTGAGE CORPORA-

PASCO COUNTY

TION PLAINTIFF, VS. FLORAZEL RASHAWN LAMAR; ET AL., DEFENDANTS. NOTICE OF FORECLOSURE SALE (Please publish in La Gaceta) NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of July, 2024, and entered in Case No. 2023CA003979CAAXWS, of the Circuit Court of the Sixth Judicial Circuit in and for Pasco County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and FLORAZEL RASHAWN LAMAR; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY N/A KATIE DOLATOWSKI and SUMMER LAKES TRACT 9 HOMEOWNERS' ASSOCIATION, INC are defendants. Nikkie Alvarez-Sowles, Esq. as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.pasco.realforeclose.com at 11:00 A.M. on the 23rd day of September, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 34, SUMMER LAKES TRACT 9, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 27, PAGE 141, IN THE PUBLIC RECORDS OF PASCO 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. Within two (2) working days of your receipt of this document please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847- 8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services. Dated this 30th day of July, 2024.

By: s/ Liana R. Hall Liana R. Hall Bar No. 73813 11080-997910

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 23-CC-004955

THE PRESERVE OF PASCO COUNTY COMMUNITY ASSOCIATION, INC.,

Plaintiff, vs. WALLY LACHAPEL AND ANA ESTHER LACHAPEL, Defendants.

NOTICE OF SALE

NOTICE IS HEREBY GIVEN that, pursuant to the Order of Final Judgment of Foreclosure entered in this cause on July 26, 2024, by the County Court of Pasco County, Florida, the property described as:

Lot 4, Block 44, SOUTH BRANCH PRESERVE PHASES 4A, 4B AND 5, according to the plat as recorded in Plat Book 82, Pages 150 through 163, inclusive, of the Public Records of Pasco County, Florida.

and more commonly known as 16158 Weathered Windmill Terrace, Odessa, FL 33556

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 August 27, 2024.

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 participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654, Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days.

/s/ Brittne Burns Brittne M. Burns, Esquire Florida Bar No.: 1011908 bburns@bushross.com BUSH ROSS, P.A. Post Office Box 3913 Tampa, FL 33601 Telephone No.: (813) 204-6492 Facsimile No.: (813) 223-9620 Attorney for Plaintiff 8/9-8/16/24LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2023CC005048CCAXES

CONCORD STATION COMMUNITY ASSOCIATION, INC.

Plaintiff, vs. ANDRE ARAUJO, Defendant.

NOTICE OF ACTION

TO: ANDRE ARAUJO 3354 Rennos Court Land O'Lakes, FL 34638

PASCO COUNTY

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

Lot 31, Block G, CONCORD STATION PHASE 1 UNITS C, D, E AND F, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 62, of the Public Records of Pasco County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Ciara Willis, Esq., Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 9/3/2024.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (described notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court on this 30th day of July, 2024.

/s/ Nikkie Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Ciara C. Willis, Esq. BUSH ROSS, P.A. P.O. Box 3913 Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff 8/2-8/9/24LG 2T

IN THE COUNTY COURT IN AND FOR PASCO COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2023CC005184CCAXES

CONCORD STATION COMMUNITY ASSOCIATION, INC.

Plaintiff, vs. BAARON WALDRORPE AND KIMBERLY WALDRORPE, Defendants.

NOTICE OF ACTION

TO: BAARON WALDRORPE KIMBERLY WALDRORPE 3646 Tuckerton Drive Land O' Lakes, FL 34638

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

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.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Ciara Willis, Esq., Plaintiff's Attorney, whose address is P.O. Box 3913, Tampa, Florida 33601, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition. Due on or before 9/3/2024.

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

ATTN: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you to the provision of certain assistance. Within two (2) working days of your receipt of this (described notice/order) please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext. 8110 (V) in Dade City; via 1-800-955-8771 if you are hearing impaired. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding disabled transportation services.

WITNESS my hand and the seal of this Court on this 30th day of July, 2024.

/s/ Nikkie Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Haley Joyner Ciara C. Willis, Esq. BUSH ROSS, P.A. P.O. Box 3913 Tampa, FL 33601 Telephone: (813) 204-6492 Counsel for Plaintiff 8/2-8/9/24LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024CP000983CPAXES

IN RE: ESTATE OF ANNE M. BLACK

Deceased.

NOTICE TO CREDITORS

The administration of the estate of ANNE M. BLACK, deceased, whose date of death was October 25, 2023; File Number 2024CP000983CPAXES, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, FL 33525. The names and addresses of the personal representative and the

(Continued on next page)

PASCO COUNTY

personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative: YVONNE HEMBREE 3929 Chaucer Way Land O' Lakes, FL 34639

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

8/2-8/9/24LG 2T

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

Case No.: 51-2023-DR-006747-ES

DANTE KHO MENENDEZ, Petitioner, and KRISCHELLE FERNANDEZ-MENENDEZ Respondent.

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

TO: KRISCHELLE FERNANDEZ-MENENDEZ Last Known Address: 7548 Freesia Trace, Wesley Chapel, FL 33545

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 DANTE KHO MENENDEZ, whose address is 12480 Hilltop Farms Drive, Dade City, FL 33525, on or before September 2, 2024, and file the original with the clerk of this Court at 38053 Live Oak Ave, Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed 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 7/29/2024

Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk

8/2-8/23/24LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

Case No.: 512024DR1708ES

Division: L

BONITA CONARD, Petitioner, and JOHN A. GAINES, Respondent.

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

TO: JOHN A. GAINES Last Known Address: 962 Inman Road, Memphis, TN 38111

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 BONITA CONARD, whose address is 38349 Gaines St, Lot 86, Zephyrhills, FL 33542, on or before 9/2/2024, and file the original with the clerk of this Court at 38053 Live Oak Ave, Dade City, FL 33523, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

PASCO COUNTY

Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed 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 7/29/2024

Clerk of the Circuit Court By: /s/ Rita Meyer Deputy Clerk

8/2-8/23/24LG 4T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 2024-CP-001145

IN RE: ESTATE OF JOHN CHARLES PALMER, 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 JOHN CHARLES PALMER, deceased, File Number 2024-CP-001145; by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Avenue, Dade City, Florida 33523; that Decedent's date of death was February 27, 2024; that the total value of the estate is personal property valued at approximately \$22,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries:	Address
REBECCA PALMER	5904 N. Lynn Avenue Tampa, FL 33604
JACQUELINE M. PALMER	P.O. Box 944 Cullowhee, NC 28723
ROBERT E. PALMER, JR.	17 La Ville Parc 78990 Elancourt, France
KELLY M. WILLIAMS	1415 Lyncrest Avenue Jackson, MS 39202

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 2, 2024.

Personal Giving Notice: /s/ REBECCA PALMER 5904 N. Lynn Avenue Tampa, Florida 33604

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

8/2-8/9/24LG 2T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 24 CP 813 ES

IN RE: ESTATE OF CAROL ANN MCKEAN Deceased.

NOTICE TO CREDITORS

The administration of the estate of CAROL ANN MCKEAN, deceased, whose date of death was March 20, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 38053 Live Oak Ave., Dade City, FL 33523. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative: s/ William McKean William McKean 13146 Grand Traverse Dr. Dade City FL 33525

Attorney for Personal Representative: s/ John Cullum John Cullum, Esq. Email: jcullum1207@gmail.com Florida Bar No. 693766 26843 Tanc Dr., Ste 102 Wesley Chapel FL 33544 (813) 997-9025

8/2-8/9/24LG 2T

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

PASCO COUNTY

Case No.: 2024-CP-000880

IN RE: ESTATE OF WILFREDO VELEZ, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Wilfredo Velez, deceased, whose date of death was September 27, 2023, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative: Luis E. Velez 2856 Vineland Trail Beaver Creek, OH 45430

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

8/2-8/9/24LG 5T

IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA PROBATE DIVISION

File No. 24-CP-001143

Division Probate

IN RE: ESTATE OF VINCENT A. ARANEO Deceased.

NOTICE TO CREDITORS

The administration of the estate of Vincent A. Araneo, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Rd, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative: Michele Anderson 91 Baxter Road Red Hook, New York 12571

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

8/2-8/9/24LG 2T

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

Case No.: 2024DR002969

Div E

LORI ANN RODRIGUEZ, Petitioner, and JULIO MIGUEL RODRIGUEZ,

PASCO COUNTY

Respondent.

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

TO: JULIO MIGUEL RODRIGUEZ Last Known Address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LORI ANN RODRIGUEZ, whose address is 2621 Lake Haven Dr., New Port Richey, FL 34655 on or before August 26, 2024, and file the original with the clerk of this Court at West Pasco Judicial Center, 7530 Little Road, New Port Richey, FL 34654 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

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

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

Dated July 22, 2024

/s/ Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Beverly Bray, Deputy Clerk

7/26-8/16/24LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PASCO COUNTY, FLORIDA

Case No.: 51-2024DR002945-ES

WILLY ESTELLA EDILLOR, Petitioner, and IMELDA NARAG, Respondent.

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

TO: IMELDA NARAG Last Known Address: #8 Balautan St. Linao East Tuguegarao City Philippines 3500

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 WILLY ESTELLA EDILLOR, whose address is 37251 Chancey Rd #3, Zephyrhills, FL 33541 on or before 8/26/2024, and file the original with the clerk of this Court at 38053 Live Oak Ave, Dade City, FL 33523 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and Email Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed 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 7/17/2024

Clerk of the Circuit Court By: /s/ Illegible Deputy Clerk

7/26-8/16/24LG 4T

NOTICE OF ACTION Pasco County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified Nursing Assistance

Erica D. Myers, C.N.A. 8837 Wabash Lane Port Richey, FL 34668

CASE NO.: 2022-25167 LICENSE NO.: CNA419687

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Kristin Suarez, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9878.

If no contact has been made by you concerning the above by August 30, 2024 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.

7/19-8/9/24LG 4T

NOTICE OF ACTION Pasco County

BEFORE THE BOARD OF NURSING

IN RE: The license to practice Certified

PASCO COUNTY

Nursing Assistance

Rhonda Sue Bean, C.N.A. 37927 Poncan Circle Zephyrhills, FL 33541

CASE NO.: 2022-41764 LICENSE NO.: CNA319382

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Kristin Suarez, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9878.

If no contact has been made by you concerning the above by August 30, 2024 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.

7/19-8/9/24LG 4T

PINELLAS COUNTY

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 24-006964-ES

Division Probate

IN RE: ESTATE OF RICHARD A. BOYD Deceased.

NOTICE TO CREDITORS

The administration of the estate of RICHARD A. BOYD, deceased, whose date of death was August 17, 2023, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative: /s/ Allyson Ford ALLYSON FORD 11003 Glenecreek Circle San Diego, CA 92131

Attorney for Personal Representative: /s/ Cynthia I. Waisman, Esq. Cynthia I. Waisman, P.A. Attorney for Petitioner Florida Bar No: 0169986 2451 McMullen Booth Road, Suite 214 Clearwater, Florida 33759 Telephone: (727) 712-2299 Fax: (813) 890-3461 E-Mail: cynthia@cinthiawaismanlaw.com Secondary E-Mail: cinthiawaisman@gmail.com

8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 24-007057-ES

IN RE: ESTATE OF EDWARD H. HUGHES, Deceased.

NOTICE TO CREDITORS

The administration of the estate of Edward H. Hughes, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is Clerk of the Circuit Court & Comptroller, 545 1st Avenue North, Room 153, St. Petersburg, FL 33701. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

(Continued on next page)

PINELLAS COUNTY

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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this notice is August 9, 2024.

Personal Representative:

Deede L. Hornby
21611 Hanakai Lane
Huntington Beach, CA 92646

Attorney for Personal Representative:

Robert L. King, Esq.
Email Addresses:
RobtLKing@aol.com
Miraesq@gmail.com
Florida Bar No. 162957
3081 E Commercial Blvd, Ste 200
Fort Lauderdale, FL 33308
Telephone: (954) 561 5808

8/9-8/16/24LG 2T

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

Case No.: 2024-000064-FD

JAMES EDWARD BECKMANN,

Petitioner,

And

HOLLY BECKMANN,

Respondent.

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

TO: HOLLY BECKMANN

432 Armada Rd S, Venice, FL 34285-2551

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 answer and written defenses, if any, to it on JAMES EDWARD BECKMANN, C/O Sara Evans, Esq. 6421 N. Florida Ave., D-1515, Tampa, FL 33604, on or before 28 days after first publication, and file the original with the clerk of this Court at Pinellas County Courthouse, 315 Court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

Dated 8/7/2024

KEN BURKE

Clerk of the Circuit Court and Comptroller
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

By: /s/ Thomas Smith
Deputy Clerk

8/9-8/30/24LG 4T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA PROBATE DIVISION

File No. 24-006076-ES

IN RE: ESTATE OF

JANICE L. HOUNCHELL
Deceased.

NOTICE TO CREDITORS

Petitioner, Heather Noelle Constance Banks, alleges:

The administration of the estate of JANICE L. HOUNCHELL, deceased, whose date of death was March 29, 2024, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:

Heather Noelle Constance Banks
5732 Trenton Franklin Road
Middletown, OH 45042

Attorney for Personal Representative:

Allison L. Cochran, Esq.
Florida Bar Number: 97852
4700 Millenia Blvd, Ste. 500
Orlando, FL 32859
Phone: (407) 504-1020
Email: allison@cochransquire.com

8/9-8/16/24LG 2T

PINELLAS COUNTY**IN THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA**

PROBATE DIVISION
FILE NO. 24-CP-006553

IN RE: ESTATE OF
KENNETH EVANS
Deceased.

NOTICE TO CREDITORS

This administration of the estate of KENNETH EVANS, deceased, whose date of death was June 15, 2024, and whose social security number ends in *0534, is pending in the Circuit Court for PINELLAS County, Florida, Probate Division, the address of which is 315 Court Street, Room 417, Clearwater, FL 33756, File Number 24-CP-006553. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

IN ADDITION TO THE TIME LIMITS SET FORTH IN SECTION 733.702 OF THE FLORIDA STATUTES, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The first date of publication of this notice is August 9, 2024.

Personal Representative:

HEATHER DEMARINIS
2109 W Southview Ave
Tampa, Florida 33606

Attorney for Personal Representative:

/s/ Diane Patrick
DIANE PATRICK, ESQ.
FL Bar No. 1016711

Patrick Law PLLC
1550 W Cleveland St, Suite 25
Tampa, Florida 33606

(813) 419-2953
diane@dpatricklaw.com

8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION
File No. 24-006705-ES

IN RE: ESTATE OF
JERI MAE MANNING a/k/a
JERI LEAVITT MANNING,
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 JERI MAE MANNING a/k/a JERI LEAVITT MANNING, deceased, File Number 24-006705-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 May 8, 2024; that the total value of the estate is personal property valued at approximately \$5,100.00 and that the names and addresses of those to whom it has been assigned by such order are:

Creditors:

WELLS FARGO BANK
420 Montgomery St, San Francisco, CA 94104

USAA SAVINGS BANK
PO Box 65020, San Antonio, TX 78265-5020

SYNCHRONY BANK
P.O. Box 965003, Orlando, FL 32896-5003

ORLANDO HEALTH BAYFRONT HOSPITAL
701 6th St S, St. Petersburg, FL 33701

SUNSTAR EMS
12490 Ulmert Road, Largo, FL 33774

Beneficiaries:

MONICA J. BICKEL
1005 S. Sterling Avenue, Tampa, FL 33629

MICHAEL NESTER
332 Royer Road, Westminster, MD 21158

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 2, 2024.

Person Giving Notice:

/s/ Monica J. Bickel
MONICA J. BICKEL

1005 S. Sterling Avenue
Tampa, Florida 33629

Attorney for Person Giving Notice:

/s/ Joshua T. Keleske
Joshua T. Keleske, Esq.

Email: jkeleske@trustedcounselors.com
Florida Bar No. 0548472

SPN#02501509

Joshua T. Keleske, P.L.

3333 W. Kennedy Blvd., Suite 104
Tampa, Florida 33609

Telephone: (813) 254-0044

8/2-8/9/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION
File No. 24-007074-ES

Division 003

PINELLAS COUNTY

IN RE: ESTATE OF
MARILYN ANN FRYE-PATRINO,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARILYN ANN FRYE-PATRINO, deceased, whose date of death was May 10, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court St., Ste 300, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:

MARGUERIETE HELSEL

Attorney for Personal Representative:

Nicholas J. Brimauo
Attorney
Florida Bar Number: 0071893
JOHNSON POPE BOKOR RUPPEL & BURNS, LLP

311 Park Place Blvd., Suite 300
Clearwater, FL 33759
Telephone: (727) 461-1818

Fax: (727) 462-0365

E-Mail: nicholasg@jpfirm.com

Secondary E-Mail: klmh@jpfirm.com

8/2-8/9/24LG 2T

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

PROBATE DIVISION
File No. 2024 CP 002388

IN RE: ESTATE OF
ROSEMARIE A. GORDON
Deceased.

NOTICE TO CREDITORS

The administration of the estate of Rosemarie A. Gordon, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, Florida 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:

Frank J. Gordon

4498 Beechwood Lake Drive

Naples, Florida 34112

Attorney for Personal Representative:

Jeffery B. Bauer, Esquire

Florida Bar Number: 1031229

Bauer & Associates

Attorneys at Law, P.A.

P.O. Box 459

DeLand, FL 32721

Telephone: (386) 734-3313

Fax: (386) 738-0424

E-Mail: jbauer@delandattorneys.com

Secondary E-Mail: jrcrawford@delandattorneys.com

8/2-8/9/24LG 2T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 24-5050-FD

LEO LEBEAU,

Petitioner,

and

THERESA LEBEAU,

Respondent.

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

TO: THERESA LEBEAU

Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on LEO LEBEAU, whose address is 1921 Sever Dr., Clearwater, FL 33764, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St, Room 170, Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

PINELLAS COUNTY

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

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

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

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

Dated 7/24/2024

Ken Burke
Clerk of the Circuit Court and Comptroller
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

By: /s/ Thomas Smith
Deputy Clerk

8/2-8/23/24LG 4T

IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT, IN AND FOR PINELLAS COUNTY, FLORIDA

Case No.: 24-4963-FD

IN RE: THE MATTER OF
DARRELL LEROY MILLER,
Petitioner,
and
CLEOFE F. MILLER,
Respondent.

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

TO: CLEOFE F. MILLER

Last known address: Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on DARRELL LEROY MILLER, whose address is 6565 29th St. N., Pinellas Park, FL 33702, on or before 28 days 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 relief demanded in the petition.**

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

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

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the 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 7/24/2024

Ken Burke
Clerk of the Circuit Court and Comptroller
315 Court Street, Clearwater,
Pinellas County, FL 33756-5165

By: /s/ Thomas Smith
Deputy Clerk

8/2-8/23/24LG 4T

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

CIVIL DIVISION

Case No. 24-003618-CO

LAFAYETTE SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

THE ESTATE OF SHIRLEY A. CANNON, DAVID W. CANNON, RONALD A. CANNON, THOMAS A. CANNON, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ANGELOS RECYCLED MATERIALS, LTD 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. 24-003618-CO, of the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, wherein LAFAYETTE SQUARE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation is Plaintiff, and THE ESTATE OF SHIRLEY A. CANNON, DAVID W. CANNON, RONALD A. CANNON, THOMAS A. CANNON, UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, ANGELOS RECYCLED MATERIALS, LTD AND UNKNOWN TENANT, are Defendants, the Clerk of the Pinellas County Court will sell to the highest bidder for cash on August 29, 2024, in an online sale at www.pinellas.realforeclose.com, beginning at 10:00 a.m., the following property as set forth in said Final Judgment, to wit:

That certain Condominium Parcel composed of Unit 121, and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of LAFAYETTE SQUARE, A CONDOMINIUM, PHASE 2, as recorded in O.R. Book 5254, page 550 amended in O.R. Book 6407, page 337 and the plat thereof recorded in Condominium Plat Book 54, page 59 amended in

PINELLAS COUNTY

Condominium Plat Book 94, Page 23, Public Records of Pinellas County, Florida.

Also Known as: 101 Lake Avenue Northeast Unit 121 , Largo, FL 33771-4432

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.

Any persons with a disability requiring accommodations should call 727-464-4062; TDD 1-800-955-8771 via Florida Relay Service; no later than seven (7) days prior to any proceeding.

Dated July 25, 2024

PINELLAS COUNTY

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

LOT 5, BLOCK 6, ORANGE LAKE VILLAGE NO. 2 UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 48, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PARCEL ID NUMBER: 15-30-15-64368-006-0050
COMMONLY KNOWN AS: 10528 113TH AVENUE, LARGO, FLORIDA 33773

has been filed against you and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication on Jason M. Tarokh, Esq., Plaintiff's attorney, whose address is PO Box 10827, Tampa, FL 33679, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks.

WITNESS my hand and the seal of this court on this 29th day of July, 2024.

Ken Burke
Clerk of the Circuit Court
By: /s/ Thomas Smith
Deputy Clerk

8/2-8/9/24 2T

**IN THE CIRCUIT COURT FOR
PINELLAS COUNTY, FLORIDA**
PROBATE DIVISION
File No. 24-006601-ES

IN RE: ESTATE OF
ELIZABETH ANNE MINTERS
Deceased

NOTICE TO CREDITORS

The administration of the estate of ELIZABETH ANNE MINTERS, deceased, whose date of death was November 12, 2022; File Number 24-006601-ES, is pending in the Circuit Court for Pinellas County, Florida, Probate Division, the address of which is 315 Court Street, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
MICHELE MINTERS DUDLEY
2027 Beach Drive
St. Petersburg, FL 33705

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
GENERS♦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

8/2-8/9/24LG 2T

**IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND FOR
PINELLAS COUNTY, FLORIDA**

Case No.: 24-4781-FD

ROSE MARY MATHEWS,
Petitioner

and
APRIL PRICE, mother
BERTHERL ROBERTS JR., father,
Respondent.

**NOTICE OF ACTION FOR
CONSTRUCTIVE NOTICE -
TEMPORARY CUSTODY BY
EXTENDED FAMILY**

TO: APRIL PRICE
7550 Drovet, #55, Houston, TX 77061

YOU ARE NOTIFIED that an action for Temporary Custody by Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ROSE MARY MATHEWS, whose address is 2909 Gulf to Bay Blvd, Apt C102, Clearwater, FL 33759, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St. Clearwater, FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires

PINELLAS COUNTY

certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated 7/15/2024

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

7/19-8/9/24LG 4T

**IN THE CIRCUIT COURT OF THE
SIXTH JUDICIAL CIRCUIT IN AND FOR
PINELLAS COUNTY, FLORIDA**
FAMILY LAW DIVISION
Case No.: 24-3243-FD

JULIUS DEBRAKINS,
Petitioner,
And
ZAHRA MOHAMED,
Respondent.

**NOTICE OF ACTION FOR PETITION
FOR DISSOLUTION OF MARRIAGE**

TO: ZAHRA MOHAMED
Address: Unknown

YOU ARE NOTIFIED that an action for a Petition 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 Joshua A. Law, Esq., counsel for Petitioner, JULIUS DEBRAKINS, whose address is 113 S. Boulevard, Tampa, FL 33606 on or before 30 days after the first date of publication and the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. This notice will be published by La Gaceta Newspaper. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

Dated 7/15/2024

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

7/19-8/9/24LG 4T

**IN THE CIRCUIT COURT OF THE
6TH JUDICIAL CIRCUIT, IN AND FOR
PINELLAS COUNTY, FLORIDA**

Case No.: 24-4762-FD

GENESIS PATRON,
Petitioner,
and
COLLIN TURNER,
Respondent.

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE**

TO: COLLIN TURNER
Last Known Address: 401 Rosery Rd
NE Apt 320, Largo, FL 33770

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 GENESIS PATRON, whose address is 300 Herons Run Dr. Apt 401, Sarasota FL 34232, on or before 28 days after first publication, and file the original with the clerk of this Court at 315 Court St. Rm 170 Clearwater FL 33756, before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

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

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

Dated July 12, 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

7/19-8/9/24LG 4T

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

FAMILY LAW DIVISION
Case No.: 24-3243-FD

JULIUS DEBRAKINS,
Petitioner,
And
ZAHRA MOHAMED,
Respondent.

**NOTICE OF ACTION FOR PETITION
FOR DISSOLUTION OF MARRIAGE**

TO: ZAHRA MOHAMED
Address: Unknown

YOU ARE NOTIFIED that an action for a Petition 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 Joshua A. Law, Esq., counsel for Petitioner, JULIUS DEBRAKINS, whose address is 113 S. Boule-

PINELLAS COUNTY

vard, Tampa, FL 33606 on or before 30 days after the first date of publication and the original with the clerk of this Court at 315 Court Street, Clearwater, FL 33756 before service on Petitioner or immediately thereafter. This notice will be published by La Gaceta Newspaper. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

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

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

Dated 7/15/2024

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

7/19-8/9/24LG 4T

POLK COUNTY

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

CASE NO.: 2024-CC-002305-0000-00

HOLLY HILL ESTATES HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff

vs.

BOBBIAN COOPER-REYES; UNKNOWN
SPOUSE OF BOBBIAN COOPER-
REYES; AND UNKNOWN PARTIES IN
POSSESSION,
Defendants.

**NOTICE OF SALE
PURSUANT TO CHAPTER 45**

Notice is given pursuant to the Final Judgment of Foreclosure dated July 30, 2024, in Case No. 2024-CC-002305-0000-00, of the County Court in and for Polk County, Florida, wherein HOLLY HILL ESTATES HOMEOWNERS ASSOCIATION INC. is Plaintiff and BOBBIAN COOPER-REYES, UNKNOWN SPOUSE OF BOBBIAN COOPER-REYES AND UNKNOWN PARTIES IN POSSESSION are the Defendants, the Clerk of the Court shall sell the property at public sale on September 5, 2024, online at 10:00 a.m., according to Administrative Order 201-01, at www.polk.realforeclose.com, in accordance with Section 45.031, Fla. Stat. The following described property set forth in the Order of Final Judgment:

Lot 98, HOLLY HILL ESTATES, according to the plat thereof, as recorded in Plat Book 123, at Pages 27 through 29, inclusive, of the Public Records of Polk County, Florida;

Property Address: 207 Vervain Ave.
Davenport, Florida 33838.

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 ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT COURT ADMINISTRATION, 255 N BROADWAY AVE, BARTOW, FL 33830, TELEPHONE: (863) 534-4000 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OF SALE.

Dated this 6th day of August, 2024

/s/ Russell E. Klemm
RUSSELL E. KLEMM, ESQUIRE
Florida Bar No.: 0292826
CLAYTON & MCCULLOH, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751
(407) 875-2655 Telephone
eservice@clayton-mcculloh.com
mgonzalez@clayton-mcculloh.com
Attorneys for Plaintiff

8/9-8/16/24LG 2T

NOTICE OF SALE

BEST LIEN SERVICES: 7290 SW 41 ST. MIAMI, FL 33155 WILL SELL AT A RESERVED PUBLIC SALE AT 9:00 AM THE VEHICLES LISTED BELOW AT THE FOLLOWING LOCATIONS TO SATISFY LIEN PURSUANT TO SECTION 713.78 OF THE FLORIDA STATUTES.

JDY TOWING: 16230 US HWY 27, LAKE WALES, FL 33859 P#: 786-236-7473

AUG. 27, 2024

2012 HOND SUV 2HHRM4H77CH627368
2017 HYUN 4D 5NPD84L7FH034873

POINCIANA TOWING & RECOVERY:
800 US 17/92 S, DAVENPORT, FL 33837
P#: 407-456-9277

AUG. 27, 2024

2011 TOYT 4D 4T1BB3EK5BU142706

TERMS OF THE SALE ARE CASH, NO CHECKS. SELLER RESERVES THE RIGHT TO FINAL BID. ALL SALES ARE FINAL, NO REFUNDS, NO GUARANTEES. VEHICLES ARE SUBJECT TO RELEASE PRIOR TO SALE.

8/9/24LG 1T

**IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA**

PROBATE DIVISION
File No.: 2024-CP-000816

IN RE: ESTATE OF
BERYL P. FARRAR,
Deceased.

NOTICE TO CREDITORS

The administration of the estate of BERYL P. FARRAR, deceased, whose date of death was December 5, 2023, and whose social security number is XXX-XX-9223,

POLK COUNTY

is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:

/s/ Anisa Ann Farrar-Balestreri

Attorney for Personal Representative:

/s/ O. Reginald Osenton
O. Reginald Osenton, Esq.
Florida Bar Number: 693251
Osenton Law, P.A.
4301 Brandon Ridge Drive
Valrico, FL 33594
(813) 551-1070
oro@osentonlaw.com

8/9-8/16/24LG 2T

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

FAMILY LAW

Case No.: 532023DR002608000000

IN RE THE MARRIAGE OF:

ARSENIO OSORIO-MELENDEZ

Petitioner,

and

YELITSSA OSORIO,

Respondent.

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

TO: YELITSSA OSORIO
288 South East St, Minot ND 58701

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 answer and written defenses, if any, to it on ARSENIO OSORIO-MELENDEZ, C/O Sara Evans, Esq, 6421 N. Florida Avenue, D-1515, Tampa, FL 33604 on or before August 25, 2024, and file the original with the clerk of this Court at 255 N. Broadway Avenue, 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 property should be divided: NA

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

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

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

Dated 7/19/2024

Stacy M. Butterfield
Clerk of the Circuit Court
By: Lawanda Blake
Deputy Clerk

8/9-8/30/24LG 4T

**IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA**
WILMINGTON SAVINGS FUND
SOCIETY, AS TRUSTEE OF DISCOVERY
MORTGAGE LOAN TRUST,
Plaintiff,

vs.
WILLIAM ELLIOT JONES A/K/A
WILLIAMS JONES; et al.,
Defendants. Case No: 2022-CA-002101
NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated July 31, 2024, and entered in Case No. 2022-CA-002101 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein WILMINGTON SAVINGS FUND SOCIETY, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST, is the Plaintiff and WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; THUY THI KIM TRAN; UNKNOWN SPOUSE OF WILLIAM ELLIOT JONES A/K/A WILLIAMS JONES; UNKNOWN SPOUSE OF THUY THI KIM TRAN; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; TUSCANY PRESERVE COMMUNITY ASSOCIATION, INC. and UNKNOWN TENANT #1 N/K/A CHAMIRA LANGS, are Defendants, Stacy M. Butterfield, the Polk County Clerk of Courts will sell to the highest and best bidder for cash at <https://www.polk.realforeclose.com/> at 10:00 A.M. on September 4, 2024 the following described property set forth in said Final Judgment, to wit: LOT 2, BLOCK 3596, POINCIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT

POLK COUNTY

BOOK 62, PAGE(S) 39 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Commonly known as: 417 Bay Leaf Dr., Kissimmee, FL 34759

Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed. If you fail to file a claim, you will not be entitled to any remaining funds.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no other recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. DATED August 6, 2024.

/s/ J. Bennett Kitterman
J. Bennett Kitterman, Esq.
Florida Bar No. 98636
Lender Legal PLLC
1800 Pembroke 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. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. 11080-998200

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

Carrington Mortgage Services, LLC,
Plaintiff,
Case No: 2024CA001066000000

vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees or Other Claimants
Claiming By, Through, Under or
Against James V. Deason, Deceased,
et. al.,
Defendants.

NOTICE OF ACTION

TO:

The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees or Other Claimants
Claiming By, Through, Under or Against
Nancy Lorene McDevitt, Deceased
204 Rose St
Auburndale FL 33823
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees or Other Claimants
Claiming By, Through, Under or James
Edward Deason, Deceased
204 Rose St
Auburndale, FL 33823

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

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to wit: Lot 111, PRESTOWN SUBDIVISION UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 35, Page 23, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Vamvas, Esq., Lender Legal PLLC, 1800 Pembroke Drive, Suite 250, Orlando, Florida 32810 and file the original with the Clerk of the above-styled Court on or before 30 days

from the first publication, otherwise a default will be entered against you for the relief demanded in the Complaint. WITNESS my hand and seal of the said Court on the 25th day of July, 2024.

CLERK OF THE CIRCUIT COURT
By: /s/ Ashley Saunders
Deputy Clerk
(COURT SEAL)
11080-997961

**IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN AND
FOR**

POLK COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.: 2024-CA-000814-0000-00
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF,
VS.

MONICA SCHRAMM A/K/A MONICA
J. SCH

POLK COUNTY

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 Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 30th day of July, 2024.

By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 11080-997908

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

CASE NO.: 2024CA001586000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

NICOLE CLINKSCALES AND SHANE CLINKSCALES, ET AL., DEFENDANT(S).

NOTICE OF ACTION

TO: Nicole Clinkscapes Last Known Address: 5018 Strada Dr, Winter Haven, FL 33880 Current Residence: UNKNOWN TO: Shane Clinkscapes Last Known Address: 5018 Strada Dr, Winter Haven, FL 33880 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 54, SUN RIDGE VILLAGE EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE(S) 41 AND 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before September 1, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in the La Gaceta Newspaper, 3210 E 7th Ave, Tampa, FL 33605 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

WITNESS my hand and the seal of this Court this 16th day of July, 2024. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court By: Ashley Saunders As Deputy Clerk Publish: La Gaceta Newspaper, 3210 E 7th Ave, Tampa, FL 33605 11080-997562

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2024CP0014100000XX

IN RE: ESTATE OF: CHARLES AARON WHISNANT Deceased.

NOTICE TO CREDITORS

The administration of the estate of Charles Aaron Whisnant, deceased, whose date of death was November 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, File Number 2024CP0014100000XX, the address of which is Attention Probate Dept. 255 N. Broadway Ave. Bartow FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 9, 2024.

POLK COUNTY

Personal Representative: TERRENTENA MCLEOD 34853 Double Eagle Court Zephyrhills, Florida 33541

Attorney for Personal Representative: Alecia C. Daniel adh@genesislawpa.com Florida Bar No. 36955 1860 SW Fountainview Blvd, Suite 100 Port St. Lucie, Florida 34986 Telephone: (772) 539-9831

8/9-8/16/24LG 2T

Notice of Public Auction

Notice of Public Auction for monies due on Storage Units. Auction will be held on the 25th of July 2024 at or after 8:00 AM. Units are said to contain common household items. Property is being sold under Florida Statute 83.806. The names of whose units will be sold are as follows:

Table listing public auction items with columns for lot number, name, and price. Items include Tiffany Searight (\$656.12), Verna Shuler (\$285.90), Angela Dunklebarger (\$391.35), etc.

2525 US Hwy 98 N. Lakeland, FL 33810

Table listing items for auction at 2525 US Hwy 98 N. Lakeland, FL 33810. Items include Angel Laster (\$493.07), Lashea Jones (\$405.70), etc.

8/2-8/9/24LG 2T

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

CASE NO. 2024CA000242000000 FVX LLC IN TRUST FOR MORGAN STANLEY BANK, N.A. Plaintiff, vs. DIPNARINE DOOKIE, et al, Defendants/

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2024, and entered in Case No. 2024CA000242000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FVX LLC in trust for Morgan Stanley Bank, N.A. is the Plaintiff and AARTI FLORIDA INVESTMENT LLC and DIPNARINE DOOKIE the Defendants. Stacy M. Butterfield, CPA, Clerk of the Circuit Court in and for Polk County, Florida will sell to the highest and best bidder for cash at www.polk.realforeclose.com, the Clerk's website for on-line auctions at 10:00 AM on August 27, 2024, the following described property as set forth in said Order of Final Judgment, to wit:

Lot 46, Crofton Springs at providence, according to the map or plat thereof, as recorded in plat book 156, pages 26 through 29, of the public records of Polk County, Florida

IF YOU ARE A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, YOU MUST FILE A CLAIM WITH THE CLERK OF COURT BEFORE OR NO LATER THAN THE DATE THAT THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF THE RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If the sale is set aside, the Purchaser may be entitled to only a return of the sale deposit less any applicable fees and costs and shall have no further recourse against the Mortgagor, Mortgagor or the Mortgagor's Attorney.

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

POLK COUNTY

DATED at Polk County, Florida, this 29th day of July, 2024.

GILBERT GARCIA GROUP, P.A. Attorney for Plaintiff 2313 W. Violet St. Tampa, Florida 33603 Telephone: (813) 443-5087 Fax: (813) 443-5089 email@service@gilbertgroup.com By: /s/ Amy M. Kiser, Esq. Florida Bar No. 46196 630282.103888/TL

8/2-8/9/24LG 2T

NOTICE OF ADMINISTRATIVE COMPLAINT POLK COUNTY

To: MICHAEL E. BROWN Case No.: CD202401449/D 3233730

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.

8/2-8/23/24LG 4T

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

Case No.: 2023-CA-007132 Division: 07

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. GEANETTE RIVERA, Defendant.

NOTICE OF ACTION

TO: Geanette Rivera Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 9, Block 104, INDIAN LAKE ESTATES, Unit 2, according to the plat thereof recorded in Plat Book 39, Page 14, Public Records of Polk County, Florida; Parcel identification number: 06-31-30-994020-010409.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Stacy M. Butterfield, CPA Clerk and Comptroller s/ Ashley Saunders Deputy Clerk 7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007122 Division: 04

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. ROBERT J. MCVIEY and DAWN A. MCVIEY, Defendants.

NOTICE OF ACTION

TO: Robert J. McVey Dawn A. McVey Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 8, Block 53, INDIAN LAKE ESTATES, Unit 1, according to the plat thereof recorded in Plat Book 39, Page 1, Public Records of Polk County, Florida; Parcel identification number: 05-31-30-994000-005308.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Stacy M. Butterfield, CPA Clerk and Comptroller s/ Ashley Saunders Deputy Clerk 7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007133 Division: 15

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. MAGDALA MESADIEUX, Defendant.

NOTICE OF ACTION

TO: Magdala Mesadioux Address Unknown

YOU ARE NOTIFIED that a quiet title

POLK COUNTY

lawsuit has been filed against you with respect to the following real property: Lot 24, Block 167, INDIAN LAKE ESTATES, Unit 4, according to the plat thereof recorded in Plat Book 39, Page 30, Public Records of Polk County, Florida; Parcel identification number: 08-31-30-994040-016724.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Dated July 10, 2024 Stacy M. Butterfield, CPA Clerk and Comptroller s/ Ascension Nieves Deputy Clerk 7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007135 Division: 15

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. ANDY WATCHER and MARGARETE WATCHER, Defendants.

NOTICE OF ACTION

TO: Andy Watcher Margarete Watcher Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 2, Block 334, INDIAN LAKE ESTATES, Unit 11, according to the plat thereof recorded in Plat Book 40, Page 15, Public Records of Polk County, Florida; Parcel identification number: 09-31-30-994110-033402.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Dated July 10, 2024 Stacy M. Butterfield, CPA Clerk and Comptroller s/ Ascension Nieves Deputy Clerk 7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007127 Division: 07

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. JOSE ANTONIO VAZQUEZ, Defendant.

NOTICE OF ACTION

TO: Jose Antonio Vazquez Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 17, Block 341, INDIAN LAKE ESTATES, Unit 11, according to the plat thereof recorded in Plat Book 40, Page 15, Public Records of Polk County, Florida; Parcel identification number: 09-31-30-994110-034117.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Stacy M. Butterfield, CPA Clerk and Comptroller s/ Ashley Saunders Deputy Clerk 7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007126 Division: 04

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. LUIS MORALES DE JESUS, Defendant.

NOTICE OF ACTION

TO: Luis Morales de Jesus Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 23, Block 214, INDIAN LAKE ESTATES, Unit 6, according to the plat thereof recorded in Plat Book 40, Page 41, Public Records of Polk County, Florida; Parcel identification number: 12-31-29-994060-021423.

You are required to serve a copy of your

POLK COUNTY

written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Stacy M. Butterfield, CPA Clerk and Comptroller s/ Ashley Saunders Deputy Clerk 7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007125 Division: 08

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. PRASANNA RAO, Defendant.

NOTICE OF ACTION

TO: Prasanna Rao Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 1, Block 141, INDIAN LAKE ESTATES, Unit 3, according to the plat thereof recorded in Plat Book 39, Page 18, Public Records of Polk County, Florida; Parcel identification number: 01-31-29-994030-014101.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Stacy M. Butterfield, CPA Clerk and Comptroller s/ Ashley Saunders Deputy Clerk 7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007124 Division: 08

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. G. JOHN NETTLEFORD and BEVERLY A. NETTLEFORD, Defendants.

NOTICE OF ACTION

TO: G. John Nettleford Beverly A. Nettleford Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 13, Block 75, INDIAN LAKE ESTATES, Unit 1, according to the plat thereof recorded in Plat Book 39, Page 1, Public Records of Polk County, Florida; Parcel identification number: 05-31-30-994000-007513.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Stacy M. Butterfield, CPA Clerk and Comptroller s/ Ashley Saunders Deputy Clerk 7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007139 Division: 07

AVANTI LAND, LLC, a Florida limited liability company, Plaintiff, vs. ANIBAL RIVERA OCASIO and ELBA T. CRESPO, Defendants.

NOTICE OF ACTION

TO: Anibal Rivera Ocasio Elba T. Crespo Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 20, Block 370, INDIAN LAKE ESTATES, Unit 13, according to the plat thereof recorded in Plat Book 40, Page 20, Public Records of Polk County, Florida; Parcel identification number: 17-31-30-994130-037020.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL

(Continued on next page)

POLK COUNTY

33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Stacy M. Butterfield, CPA
Clerk and Comptroller
s/ Ashley Saunders
Deputy Clerk

7/26-8/16/24LG 4T

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

Case No.: 2023-CA-007138
Division: 07

AVANTI LAND, LLC,
a Florida limited liability company,
Plaintiff,

vs.

MANUEL EXPOSITO TURULL,
Defendant.

NOTICE OF ACTION

TO: Manuel Exposito Turull
Address Unknown

YOU ARE NOTIFIED that a quiet title lawsuit has been filed against you with respect to the following real property: Lot 12, Block 365, INDIAN LAKE ESTATES, Unit 13, according to the plat thereof recorded in Plat Book 40, Page 20, Public Records of Polk County, Florida; Parcel identification number: 17-31-30-994130-036512.

You are required to serve a copy of your written defenses to this action, if any, on Jonathan W. Newlon, Esquire, whose address is 14150 6th Street, Suite C, Dade City, Florida 33525, within thirty (30) days after the first publication of this Notice, and file the original with the clerk of this court at 255 N. Broadway Avenue, Bartow, FL 33830. If you fail to do so, a default may be entered against you for the relief demanded in the Complaint.

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

Dated July 10, 2024

Stacy M. Butterfield, CPA
Clerk and Comptroller
s/ Asuncion Nieves
Deputy Clerk

7/26-8/16/24LG 4T

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

CASE NO.: 2024-CC-002770

TD PROPERTIES OF TAMPA, LLC,
a Florida Limited Liability Company,
Plaintiff,

vs.

VERONA V LLC, a Florida Limited Liability Company, CITY OF LAKE LAND, a Municipal Corporation, and ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ANY DEFENDANT, OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE SUBJECT PROPERTY, WHETHER ALIVE OR DEAD, AND THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, ASSIGNS, OR BENEFICIARIES,
Defendants.

RENEWED NOTICE OF ACTION

To: ALL UNKNOWN PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ANY DEFENDANT, OR CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE SUBJECT PROPERTY, WHETHER ALIVE OR DEAD, AND

SARASOTA COUNTY

THEIR UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, CREDITORS, ASSIGNS, OR BENEFICIARIES

YOU ARE NOTIFIED that an action for quiet title on the following properties in Polk County, Florida:

LOT 9 AND THE EAST 2 FEET OF LOT 10, BLOCK 8 OF WASHINGTON PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 99, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel ID No.: 23-28-12-055500-008090
a/k/a 332 W 8th St, Lakeland, FL 33805, (hereinafter, the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on LACI CASADO, ESQ., Plaintiff's attorney, whose address is BARRY L. MILLER, P.A. 11 N. SUMMERLIN AVE., STE. 100, ORLANDO, FL 32801, within 30 days of the following date: 8/21/24, pursuant to Section 94.09 Fla. Stat. (2023), and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated 7/12/24

Stacy M. Butterfield
Clerk of the Court

By: s/Ashley Saunders
As Deputy Clerk

7/19-8/9/24LG 4T

SARASOTA COUNTY

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION

File No. 2024CP003239NC

IN RE: ESTATE OF
MARY AGNES BERTHE
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARY AGNES BERTHE, deceased, whose date of death was September 12, 2022; File Number 2024CP003239NC, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is P.O. Box 3079, Sarasota, FL 34230. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SARASOTA COUNTY

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:

DOUGLAS B STALLEY
16637 Fishhawk Boulevard, Suite 106
Lithia, Florida 33547

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, Florida 33609

Phone: (813) 254-4744

Fax: (813) 254-5222

Eservice for all attorneys listed above:
GADeservice@GendersAlvarez.com

8/9-8/16/24LG 2T

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA
PROBATE DIVISION

File No. 2024 CP 002632 NC

IN RE: ESTATE OF
STATHIA ELIOPOLUS JENKINS
Deceased.

NOTICE TO CREDITORS

The administration of the estate of STATHIA ELIOPOLUS JENKINS, deceased, whose date of death was December 18, 2023, is pending in the Circuit Court for SARASOTA County, Florida, Probate Division, the address of which is 2000 Main St., Sarasota, FL 34236. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:

JILL JENKINS ALDERMAN
7192 Dogwood Court
Radford, VA 24141

Attorney for Personal Representative:

/s/ Bishop L. Toups
BISHOP L. TOUPS

Florida Bar Number: 120525
249 Nokomis Avenue S.
Venice, FL 34285

Telephone: (941) 882-0731

E-Mail: btoups@taxestateplanning.com

SARASOTA COUNTY

8/9-8/16/24LG 2T

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

CASE NO.: 2023 CA 007984 NC

MORTGAGE ASSETS MANAGEMENT, LLC

PLAINTIFF,

VS.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SYLVIA M. HAMILTON A/K/A SYLVIA HAMILTON A/K/A SYLVIA D. MEIER, ET AL.,

DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 25th day of July, 2024, and entered in Case No. 2023 CA 007984 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Mortgage Assets Management, LLC is the Plaintiff and VIAN DEE CIELINSKI A/K/A VIAN CIELINSKI; DAVID E. HAMILTON; ERIC R. HAMILTON; KEVIN M. HAMILTON; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SYLVIA M. HAMILTON A/K/A SYLVIA HAMILTON A/K/A SYLVIA D. MEIER, HAMILTON A/K/A SYLVIA D. MEIER; MARK C. HAMILTON; MARK C. HAMILTON AS TRUSTEE, OF THE SYLVIA M. HAMILTON REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 10, 1997; and UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 AM on the 24th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 4, DEER CREEK WOODS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 3, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 26th day of July, 2024.

By: /s/ Liana R. Hall

Bar No. 73813

Submitted by:

Miller, George & Suggs, PLLC

ATTORNEY FOR PLAINTIFF

SARASOTA COUNTY

210 N. University Drive, Suite 900
Coral Springs, FL 33071

DESIGNATED PRIMARY E-MAIL FOR SERVICE

PURSUANT TO FLA. R. JUD. ADMIN 2.516

ESERVICE@MGS-LEGAL.COM

11080-997819

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

CASE NO.: 2024 CA 000234 NC

FREEDOM MORTGAGE CORPORATION

PLAINTIFF,

VS.

JANINE M. KUCERA LIVING TRUST DATED AUGUST 30, 2019, WITH JANINE KUCERA A/K/A JANINE M. KUCERA ACTING AS TRUSTEE ET AL.,

DEFENDANTS.

NOTICE OF FORECLOSURE SALE

(Please publish in La Gaceta)

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 19th day of July, 2024, and entered in Case No. 2024 CA 000234 NC, of the Circuit Court of the Twelfth Judicial Circuit in and for Sarasota County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JANINE M. KUCERA LIVING TRUST DATED AUGUST 30, 2019, WITH JANINE KUCERA A/K/A JANINE M. KUCERA ACTING AS TRUSTEE; JANINE KUCERA A/K/A JANINE M. KUCERA; UNKNOWN BENEFICIARIES OF THE JANINE M. KUCERA LIVING TRUST DATED AUGUST 30, 2019; JANINE M. KUCERA LIVING TRUST DATED AUGUST 30, 2019; and PRIVATEER NORTH CONDOMINIUM ASSOCIATION, INC. are defendants. Karen E. Rushing as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.sarasota.realforeclose.com at 9:00 A.M. on the 9th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

UNIT 501, THE PRIVATEER NORTH, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1032, PAGES 166, ET. SEQ., AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 7, PAGES 22, 22A-22D, AND AMENDMENTS THERETO, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE 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 Sarasota County Jury Office, P.O. Box 3079, Sarasota, Florida 34230-3079, (941) 861- 8000, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call 711.

Dated this 24th day of July, 2024.

By: ___/s Liana R. Hall

Liana R. Hall

Bar No. 73813

11080-997583

NOTICE OF INTENT TO SELL

Pursuant to Section 373.089, Florida Statutes, the Southwest Florida Water Management District intends to sell certain lands owned by the District:

SWF Parcel 13-001-747S (TBC-11)

Real estate in Hillsborough County consisting of approximately .5 acres in Section 23, Township 29 South, Range 19 East. The Property Appraiser for Hillsborough County, Florida, identifies this property as a portion of A-21-29-19-PRV-000000.00005.0.

Specifications may be obtained from the District by calling 352-448-6003 or 1-800-423-1476 (Florida only).

7/26-8/9/24LG 3T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

ITN 23-4194 DEFERRED COMPENSATION 457(b) AND ROTH PLAN ADMINISTRATION

DUE DATE: Tuesday, September 10, at 2:00 p.m. local time. Contact: Ari Horowitz

To view or listen to bid opening:

Join Microsoft Teams meeting on your computer or mobile app via <https://bit.ly/3WNU01>

Or call in (audio only)

+1 786-749-6127, 616798540# United States, Miami

Phone Conference ID: 616 798 540#

The solicitations may be obtained through the District's Internet website at <http://www.watermatters.org/procurement> under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

8/9/24LG 1T

REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES FOR THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

Spring Lake Community Development District ("District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Hillsborough County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on Thursday, August 29, 2024, to the attention of Halifax Solutions, c/o Eric Dailey, 4532 West Kennedy Boulevard #328, Tampa, Florida 33609; Ph: (813) 575-1955; E-mail: edailey@halifax-solutions.com ("District Manager's Office").

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Eric Dailey at edailey@halifax-solutions.com with e-mail copy to Michael Eckert at michael.eckert@kutakrock.com.

District Manager
Eric Dailey

8/9/24LG 1T

ADVERTISEMENT

The Southwest Florida Water Management District (SWFWMD) is seeking sealed bids/proposals for the following:

ITN 24-4426 – INSURANCE BROKER SERVICES FOR HEALTH, PROPERTY AND CASUALTY, AND WORKER'S COMPENSATION

DUE DATE: Tuesday, September 3, at 2:00 p.m. local time. Contact: Celeste Larisey

To view or listen to bid opening:

Join Microsoft Teams meeting on your computer or mobile app via

<https://bit.ly/3YpxGfm>

Or call in (audio only)

+1 786-749-6127,,902073968# United States, Miami

Phone Conference ID: 902 073 968#

The solicitations may be obtained through the District's Internet website at <http://www.watermatters.org/procurement> under "View Our Solicitations" or on DemandStar, www.demandstar.com. For more information contact Procurement Services at procurement@watermatters.org, (352) 505-2970, or in Florida: 1-800-423-1476, TDD ONLY 1-800-231-6103.

8/9/24LG 1T

NOTICE OF INTENT TO SELL

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

SWF Parcel 15-235-108S (Hidden Lake HL-1)

Real estate in Pasco County consisting of approximately 589 acres more or less in Sections 19 and 30, Township 25 South, Range 17 East. Property Appraiser for Pasco County, Florida identifies this property as 19-25-17-0000-00100-0000 and 30-25-17-0000-00100-0011.

Specifications may be obtained from the District at 2379 Broad Street, Brooksville, Florida 34604 or by calling 352-448-6003 or 1-800-423-1476 (Florida only).

7/26-8/9/24LG 3T

NOTICE OF PUBLIC HEARING

The Hillsborough County Board of County Commissioners will hold a public hearing to discuss the impact fee funding to assist the Hillsborough Transit Authority (HART) with accessibility improvements. The hearing will be held on:

Wednesday, August 21, 2024

10 a.m.

County Center

601 E. Kennedy Blvd., Tampa, Florida 33602

The purpose of the hearing will be to give individuals and/or groups opportunities to present their views and comments regarding the use of a portion of Hillsborough County impact fees to construct accessibility improvements at bus stops.

The Public Hearing is wheelchair accessible. Please contact HART if you require the information in an accessible format or other special accommodations.

The Proposed Impact Fees can be accessed at GoHART.org or by calling Customer Service at (813) 254-4278. HART welcomes all comments. In addition to attending the meeting in person, anyone who wishes to provide comment on HART's list of projects supported by Hillsborough County Impact Fees can complete the Comments/Suggestions form on the HART website at GoHART.org. Comments can be given verbally by calling Customer Service at (813) 254-4278. You may also send comments via mail to HART, attention to Community Engagement, 1201 E. 7th Avenue, Tampa, FL 33605.



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